



169 Seapoint Lane

Frontenac Ontario K0G 1X0

Frontenac 47 - Frontenac South Frontenac

SPIS: N Taxes: \$3,568.01/2024 DOM: 39

Detached

Link: N

2-Storey

Front On: S

Acre: < .50

Rms: 11

Bedrooms: 3

Washrooms: 2

1x4xMain, 1x4x2nd

Lot: 100 x 203.5 Feet Irreg:

Dir/Cross St: Massassauga Road and Seapoint Lane.

MLS#: X12141573 PIN#: 362480138

Possession Remarks: TBD

<div>Kitchens: 1</div> <div>Fam Rm: N</div> <div>Basement: Crawl Space</div> <div>Fireplace/Stv: Y</div> <div>Heat: Forced Air / Propane</div> <div>A/C: Central Air</div> <div>Central Vac: N</div> <div>Apx Age: 51-99</div> <div>Apx Sqft: 2000-2500</div> <div>Assessment:</div> <div>POTL:</div> <div>POTL Mo Fee:</div> <div>Elevator/Lift:</div> <div>Laundry Lev:</div> <div>Phys Hdcap-Eqp:</div>	<div>Exterior: Wood</div> <div>Drive: Pvt Double</div> <div>Gar/Gar Spcs: None / 0</div> <div>Drive Park Spcs: 4</div> <div>Tot Prk Spcs: 4</div> <div>UFFI:</div> <div>Pool: None</div> <div>Energy Cert:</div> <div>Cert Level:</div> <div>GreenPIS:</div> <div>Prop Feat:</div> <div>Fireplace/Stove, Lake Access, Sloping, Waterfront, Waterfront, Wooded/Treed</div>	<div>Zoning: RLSW</div> <div>Cable TV: N</div> <div>Hydro: Y</div> <div>Gas: N</div> <div>Phone: A</div> <div>Water: Other</div> <div>Water Supply: Lake/River</div> <div>Sewer: Septic</div> <div>Spec Desig: Unknown</div> <div>Farm/Agr:</div> <div>Waterfront: Direct</div> <div>Retirement:</div> <div>Oth Struct: Garden Shed, Shed</div>
--	---	---

Water Body Name: Buck Lake

Water Body Type: Lake

Water Frontage (M): 30.48

Topography: Hillside,Wooded/Treed

Water Features: Dock

Access to Property: Private Road

Docking Type: Private

Water View: Direct

WaterfrontYN: Y

Waterfront: Direct

Shoreline: Clean,Deep,Rocky

Shoreline Allowance: None

Shoreline Exp: Se

Alternative Power: Generator-Wired

Easements/Restrict: Unknown

Waterfront Accessory Bldgs: Not Applicable

Water Delivery Features: Heatd Waterline,Uv System

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	9.51	x 8.86	Tile Floor
2	Kitchen	Main	12.47	x 11.15	Hardwood Floor
3	Dining	Main	10.83	x 10.5	Hardwood Floor
4	2nd Br	Main	12.8	x 7.22	Laminate
5	3rd Br	Main	13.45	x 7.22	Laminate
6	Bathroom	Main	9.19	x 6.89	Tile Floor
7	Living	Lower	25.59	x 22.97	Hardwood Floor
8	Prim Bdrm	2nd	22.97	x 21.65	Laminate
9	Bathroom	2nd	8.2	x 7.87	Tile Floor
10	Laundry	2nd	8.53	x 8.2	Tile Floor
11	Other	Main	8.2	x 6.89	Tile Floor

Client Remks: Beautiful waterfront property with amazing views over deep, clean Buck Lake. This home has been well maintained and offers a year-round home or cottage on one of the areas nicest lakes. The house is elevated from the water with stairs leading down to the lake with a small storage shed, a dock and deep, pristine water frontage. The main floor plan of the home consists of a large, inviting foyer with attached storage room, a beautiful kitchen with a central island flowing through into a dining area, two bedrooms for your guests and a full bath. The centrepiece of his home is the large living room with a massive stone fireplace, soaring ceilings and access to the lower level deck. This living room has an abundance of windows with great natural light and is sunken down a few steps from the main floor. There is access to a large, tiered deck area with a hot tub from the living room and kitchen. The upper level of the home is where you will find an expansive and bright master bedroom suite with plenty of closets, a laundry area, and full en-suite bathroom. From this bedroom, you can access the curved second floor balcony where you can enjoy a peaceful morning breeze up with the birds and immersed in the trees as well as incredible views over the lake. This home is serviced by a filtered lake water system with a heat trace line and a full septic system that is currently receiving an updated tile bed. There is a spray foamed crawl space that is accessed from the exterior that houses the utilities and offers additional storage space. There is also a wood shed at the side of the house as well as an additional storage shed. The location is private and peaceful and an

PropTx Innovations Inc. (PropTx) assumes no responsibility for the accuracy of any information shown.

Copyright 2025, used under license to PropTx 2025.

opportunity to get away from the city. Buck Lake is a deep Canadian Shield lake with many bays and inlets and the home to many fish species such as large and small-mouth bass, pike and lake trout. The Rideau Trail is located nearby Frontenac Provincial Park.

Extras:

Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE **Ph:** 613-273-9595