



**169 Seapoint Lane**  
**Frontenac Ontario K0G 1X0**  
Frontenac 47 - Frontenac South Frontenac  
**SPIS:** N      **Taxes:** \$3,568.01/2024      **DOM:** 0

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

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

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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