

PRICE  
REDUCED

*3-Bed Cottage, Expansive Deck  
& Secluded 25-Acre Lot*

## 35B Whippoorwill Lane, Buck Lake, ON

# X12209383

\$ \$619,000

3 Bedrooms

1 Bathroom

25.9 Acres

Buck Lake

### Classic cottage on Buck Lake!

This property is located on the south branch of Buck Lake and sits elevated from the lake with great waterfrontage and western exposure. This cozy cottage has three bedrooms, a 3-pc bathroom, kitchen with an attached dining area, living room and screened-in sunroom. There have been a number of upgrades including a large deck and aluminum railings, a new steel roof, freshly painted interior and exterior and a new floating dock and ramp. The cottage rests on concrete block piers and has a full septic system, lake water system and an outdoor shower. There is a fair amount of acreage (25) that comes with this cottage that consists of land behind the cottage as well as road allowances and right of ways. Buck Lake is a deep, Canadian Shield lake with Frontenac Provincial Park bordering the western shore of the lake. Located just 20 minutes from Westport for easy access to all amenities.

*Your Total Real Estate Package!*

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



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# *Table of Contents*

**35B Whippoorwill Lane  
Buck Lake, ON**

Features	3
Gallery	4
Floor Plans	5
Survey	6
Aerial Images	8
Septic Report	9
Interactive Links	10
MLS Listing	11
Contact Information	12





## Features

### *Classic cottage on Buck Lake!*

- This property is located on the south branch of Buck Lake and sits elevated from the lake with great waterfrontage and western exposure.
- This cozy cottage has three bedrooms, a 3-pc bathroom, kitchen with an attached dining area, living room and screened-in sunroom.
- There have been a number of upgrades including a large deck and aluminum railings, a new steel roof, freshly painted interior and exterior and a new floating dock and ramp.
- The cottage rests on concrete block piers and has a full septic system, lake water system and an outdoor shower. There is a fair amount of acreage (25) that comes with this cottage that consists of land behind the cottage as well as road allowances and right of ways.
- Buck Lake is a deep, Canadian Shield lake with Frontenac Provincial Park bordering the western shore of the lake. Located just 20 minutes from Westport for easy access to all amenities.

## Directions

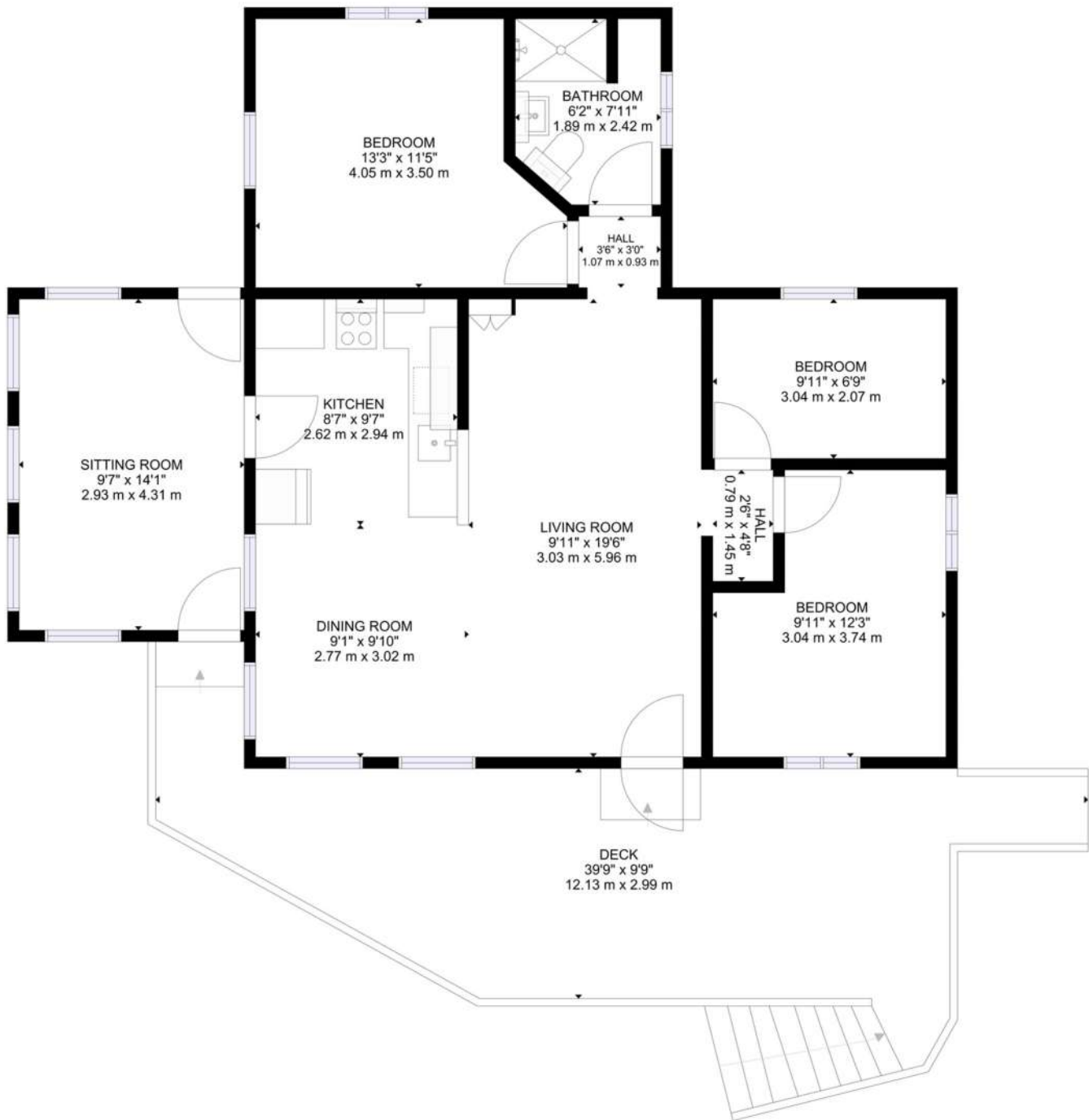
- Whippoorwill Lane / Cliff View Lane



# GALLERY



# FLOOR PLAN

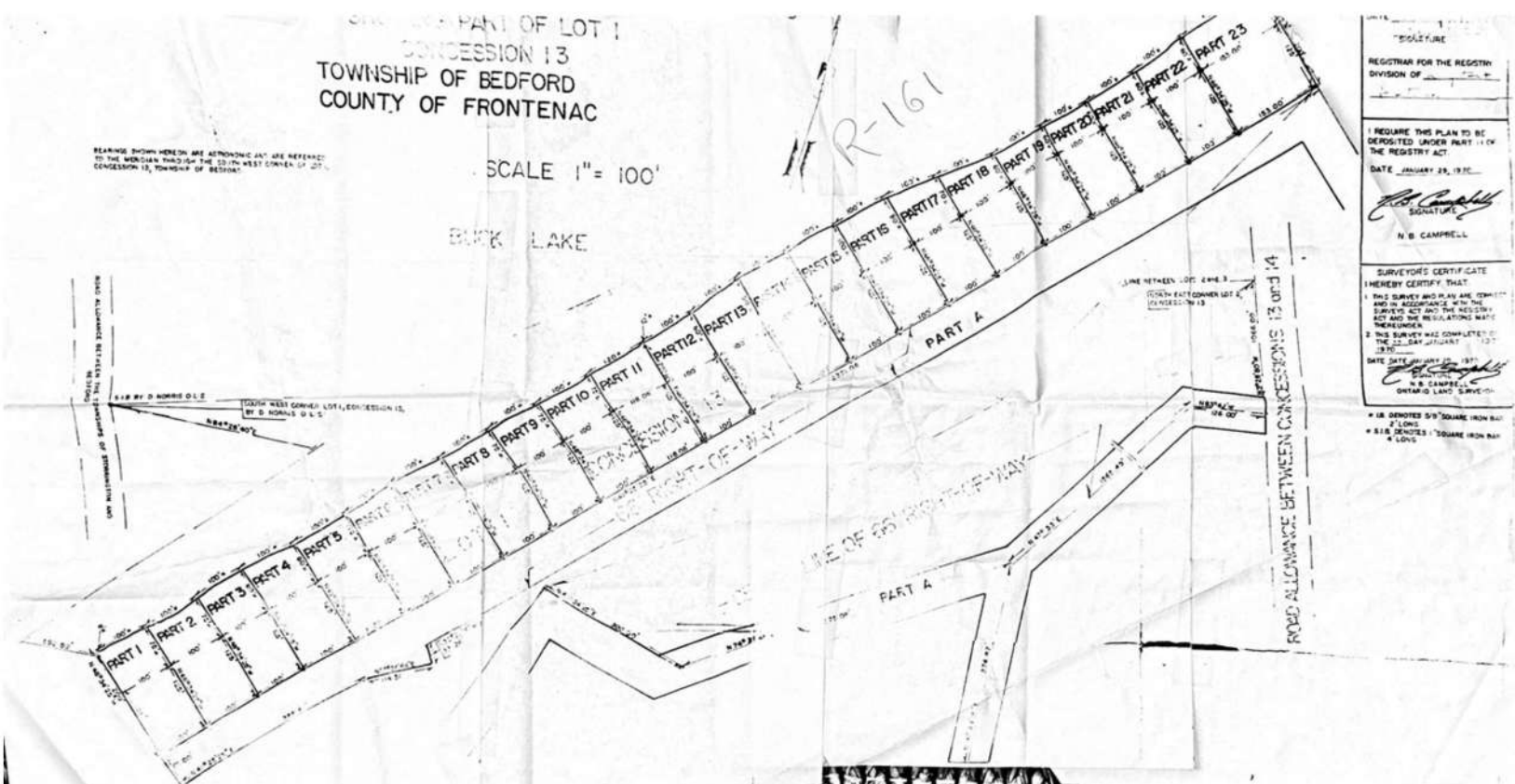
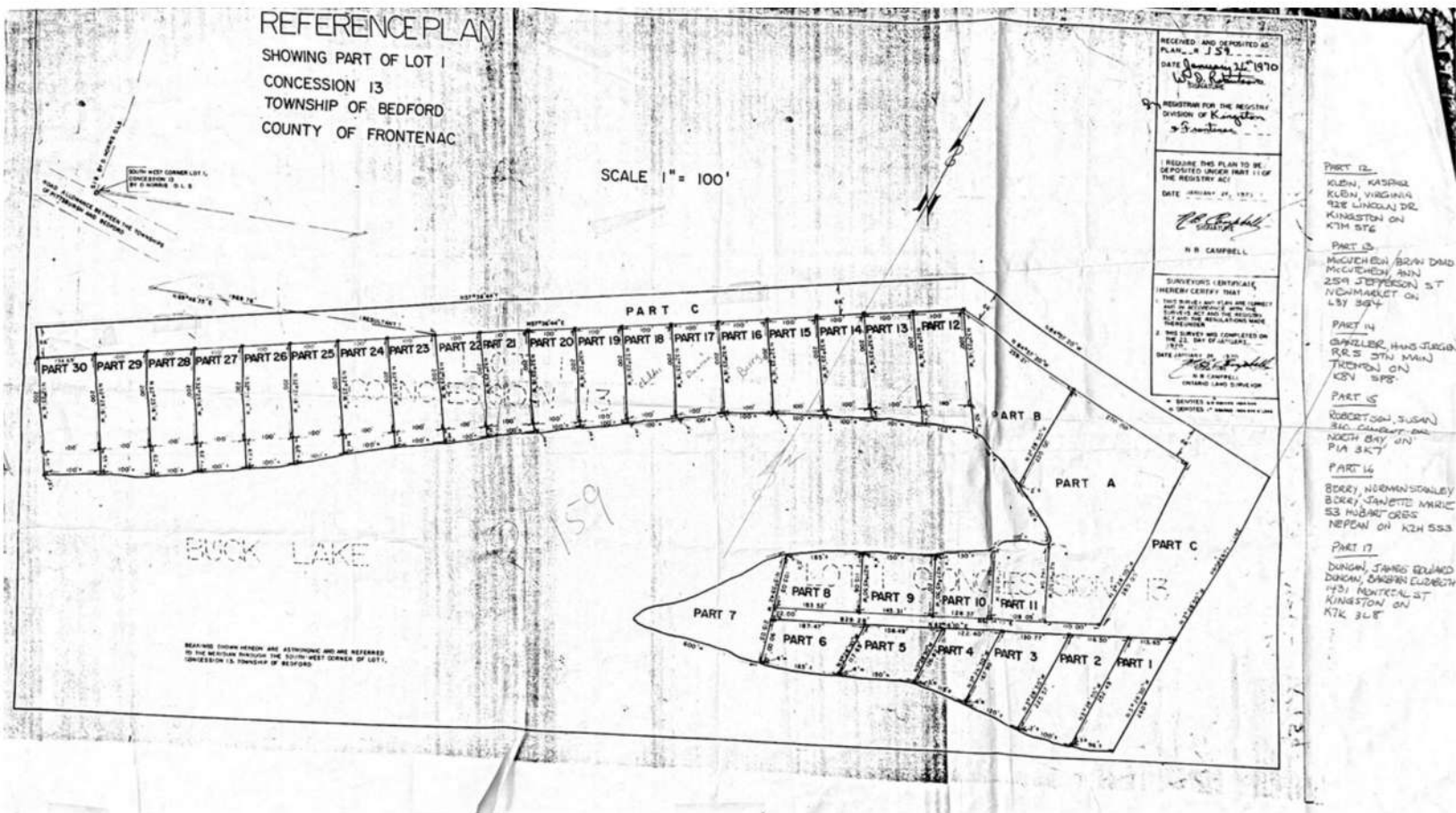


GROSS INTERNAL AREA  
EXCLUDED AREA: DECK: 326 sq.ft, 30 m<sup>2</sup>  
TOTAL: 925 sq.ft, 86 m<sup>2</sup>

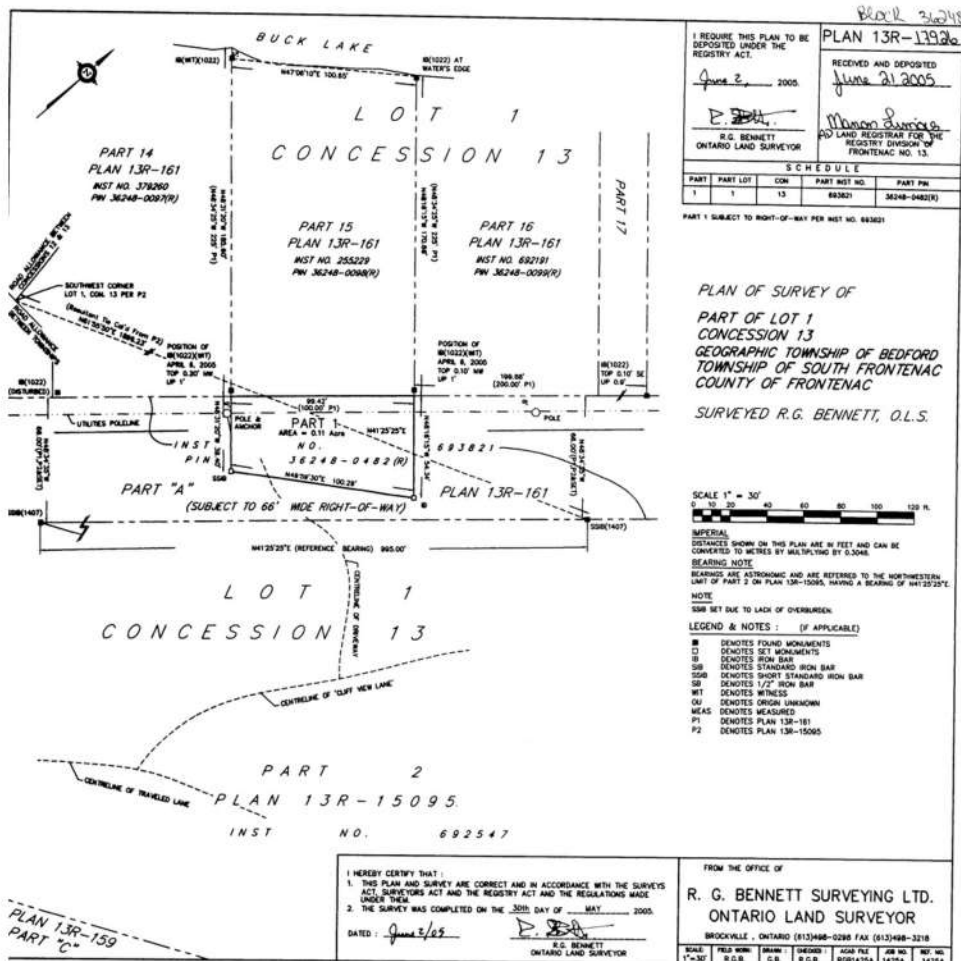
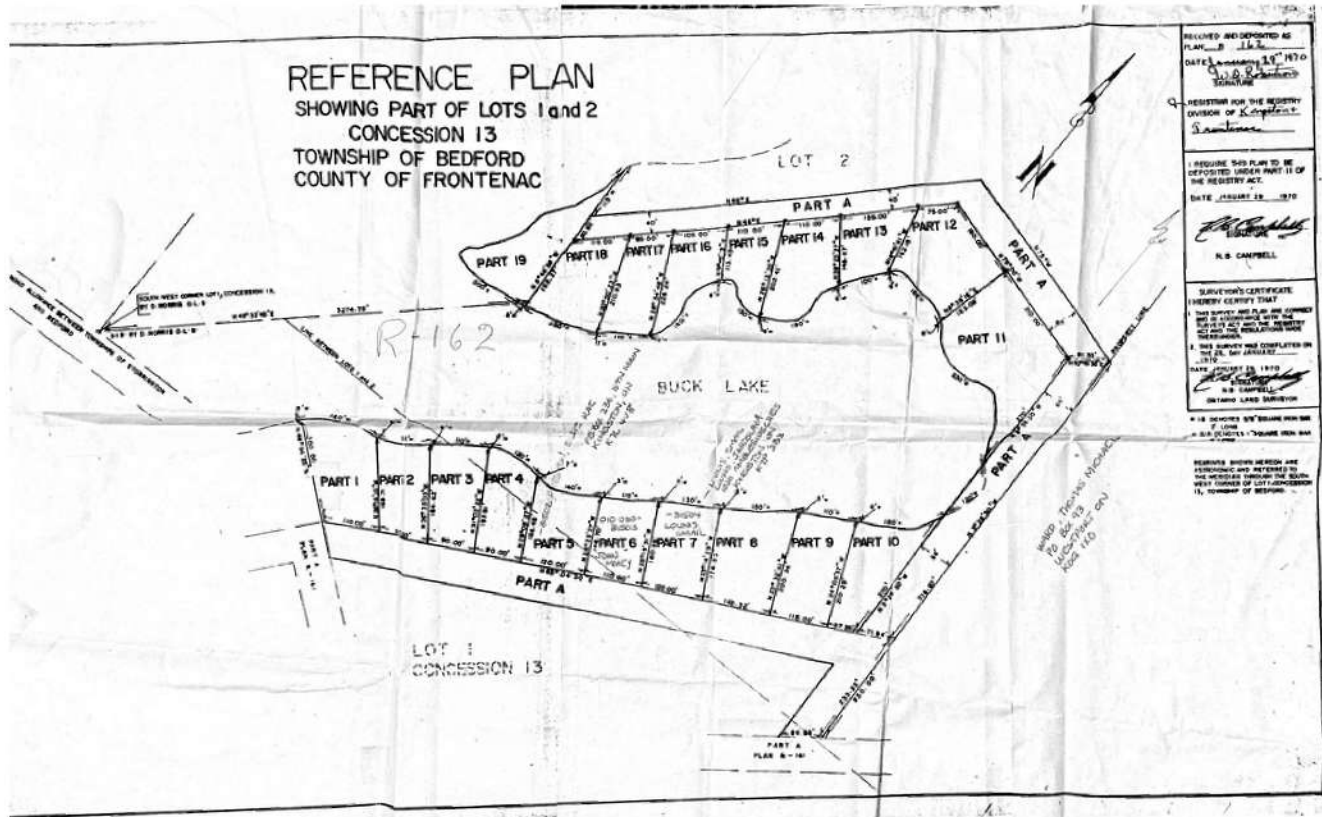
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# SURVEY 1/2



# SURVEY 2/2





# AERIAL IMAGES





# SEPTIC REPORT 1/2

Page 9



# INTERACTIVE LINKS

## Virtual Tour



Scan the QR Code or Visit:  
<https://my.matterport.com/show/?m=tNgTg6NYsjA>

## Video Tour



Scan the QR Code or Visit:  
[https://youtu.be/ha0kigD-5\\_Q](https://youtu.be/ha0kigD-5_Q)

## Google Map



Scan the QR Code or Visit:  
<https://maps.app.goo.gl/oKTFYCXve2JhT2mg7>

## Panorama View



Scan the QR Code or Visit:  
<https://360panos.org/panos/35BWhippoorwill/>



# MLS LISTING



**35B Whippoorwill Lane** **List: \$619,000 For: Sale**

**Frontenac Ontario K0G 1X0**

Frontenac 47 - Frontenac South Frontenac

**SPIS:** N

**Taxes:** \$2,355.62/2025

**DOM:** 0

Other

**Link:**

Bungalow

**Front On:** W

**Acre:** 25-49.99

**Rms:** 8

**Bedrooms:** 3

**Washrooms:** 1

1x4xMain

**Lot:** 115 x 151 FeetIrreg:

**Dir/Cross St:** Whippoorwill Lane / Cliff View Lane

**MLS#:** X12209383

**PIN#:** 362481041

**Possession Remarks:** TBD

<b>Kitchens:</b>	1	<b>Exterior:</b>	Wood	<b>Zoning:</b>	RLSW
<b>Fam Rm:</b>	N	<b>Drive:</b>	Pvt Double	<b>Cable TV:</b>	N
<b>Basement:</b>	None	<b>Gar/Gar Spcs:</b>	None / 0	<b>Hydro:</b>	Y
<b>Fireplace/Stv:</b>	N	<b>Drive Park Spcs:</b>	3	<b>Gas:</b>	N
<b>Heat:</b>	Other / Other	<b>Tot Prk Spcs:</b>	3	<b>Phone:</b>	A
<b>A/C:</b>	None	<b>UFFI:</b>	None	<b>Water:</b>	Other
<b>Central Vac:</b>	N	<b>Pool:</b>		<b>Water Supply:</b>	Lake/River
<b>Apx Age:</b>	51-99	<b>Energy Cert:</b>		<b>Sewer:</b>	Septic
<b>Apx Sqft:</b>	700-1100	<b>Cert Level:</b>		<b>Spec Desig:</b>	Unknown
<b>Assessment:</b>		<b>GreenPIS:</b>		<b>Farm/Agr:</b>	Direct
<b>POTL:</b>		<b>Prop Feat:</b>		<b>Waterfront:</b>	Other
<b>POTL Mo Fee:</b>				<b>Retirement:</b>	
<b>Elevator/Lift:</b>				<b>Oth Struct:</b>	
<b>Laundry Lev:</b>					
<b>Phys Hdcap-Eqp:</b>					

**Water Body Name:** Buck Lake

**Water Body Type:** Lake

**Water Frontage (M):** 35

**Topography:** Hilly,Rocky,Wooded/Treed

**Water Features:** Dock,Stairs to Waterfront,Waterfront-Deeded

**Access to Property:** Private Road

**Docking Type:** Private

**Water View:** Direct

**WaterfrontYN:** Y

**Waterfront:** Direct

**Shoreline:** Clean,Sandy

**Shoreline Allowance:** None

**Shoreline Exp:** Nw

**Alternative Power:** None

**Easements/Restrict:** Unknown

**Rural Services:**

Electricity Connected,Garbage Pickup,Recycling Pickup,Telephone Available

**Waterfront Accessory Bldgs:** Not Applicable

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	19.03	x9.84	Laminate	W/O To Deck
2	Dining	Main	10.17	x 8.53	Laminate	W/O To Sunroom
3	Kitchen	Main	9.84	x8.53	Laminate	W/O To Deck
4	Other	Main	13.78	x9.51	Hardwood Floor	Overlook Water
5	Prim Bdrm	Main	13.12	x11.48	Laminate	
6	2nd Br	Main	12.14	x9.84	Laminate	
7	3rd Br	Main	9.84	x6.89	Laminate	
8	Bathroom	Main	7.87	x6.23	3 Pc Bath	Tile Floor

**Client Remks:** Classic cottage on Buck Lake! This property is located on the south branch of Buck Lake and sits elevated from the lake with great water frontage and western exposure. This cozy cottage has three bedrooms, a 3-pc bathroom, kitchen with an attached dining area, living room and screened-in sun-room. There have been a number of upgrades including a large deck and aluminum railings, a new steel roof, freshly painted interior and exterior and a new floating dock and ramp. The cottage rests on concrete block piers and has a full septic system, lake water system and an outdoor shower. There is a fair amount of acreage (25) that comes with this cottage that consists of land behind the cottage as well as road allowances and right of ways. Buck Lake is a deep, Canadian Shield lake with Frontenac Provincial Park bordering the western shore of the lake. Located just 20 minutes from Westport for easy access to all amenities.

**Extras:**

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





## Questions? Contact us:

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



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*Your Total Real Estate Package!*