

PRICE
REDUCED

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

35B Whippoorwill Lane, Buck Lake, ON

X12209383

\$ \$595,000

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



www.gurreathomes.com

info@gurreathomes.com

(613) 273-9595



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Buck Lake, ON**

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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.
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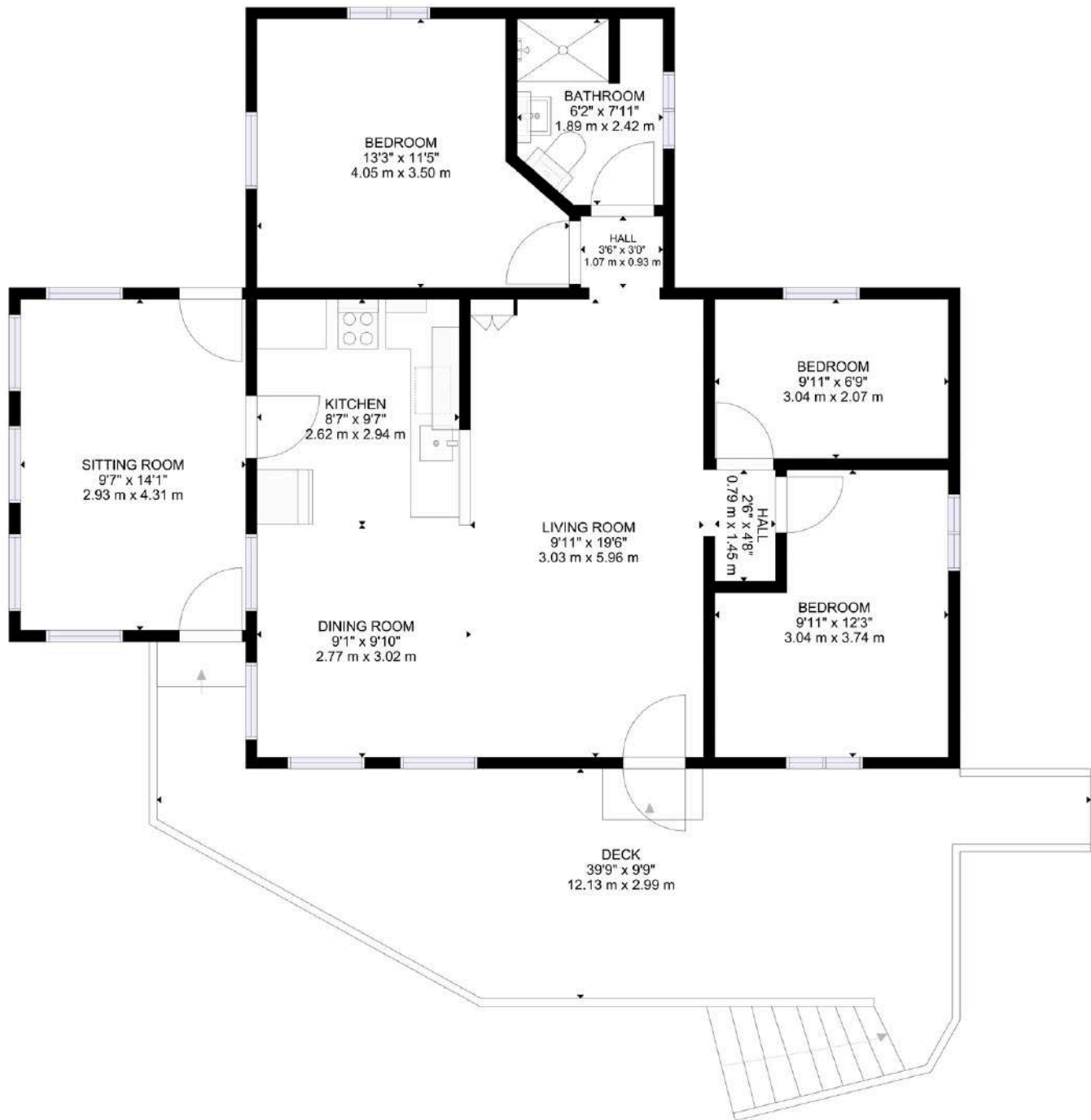
Directions

- Whippoorwill Lane / Cliff View Lane

GALLERY



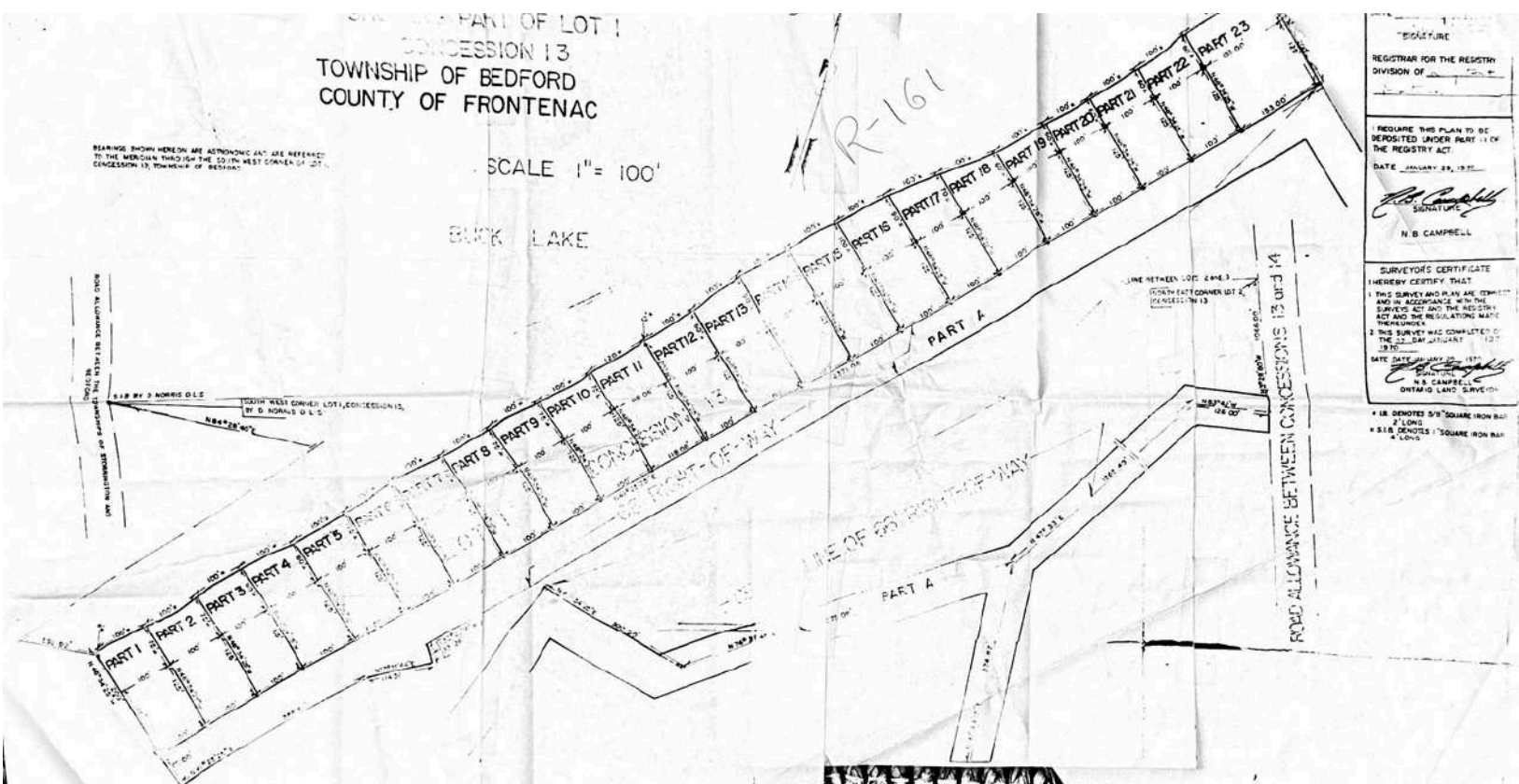
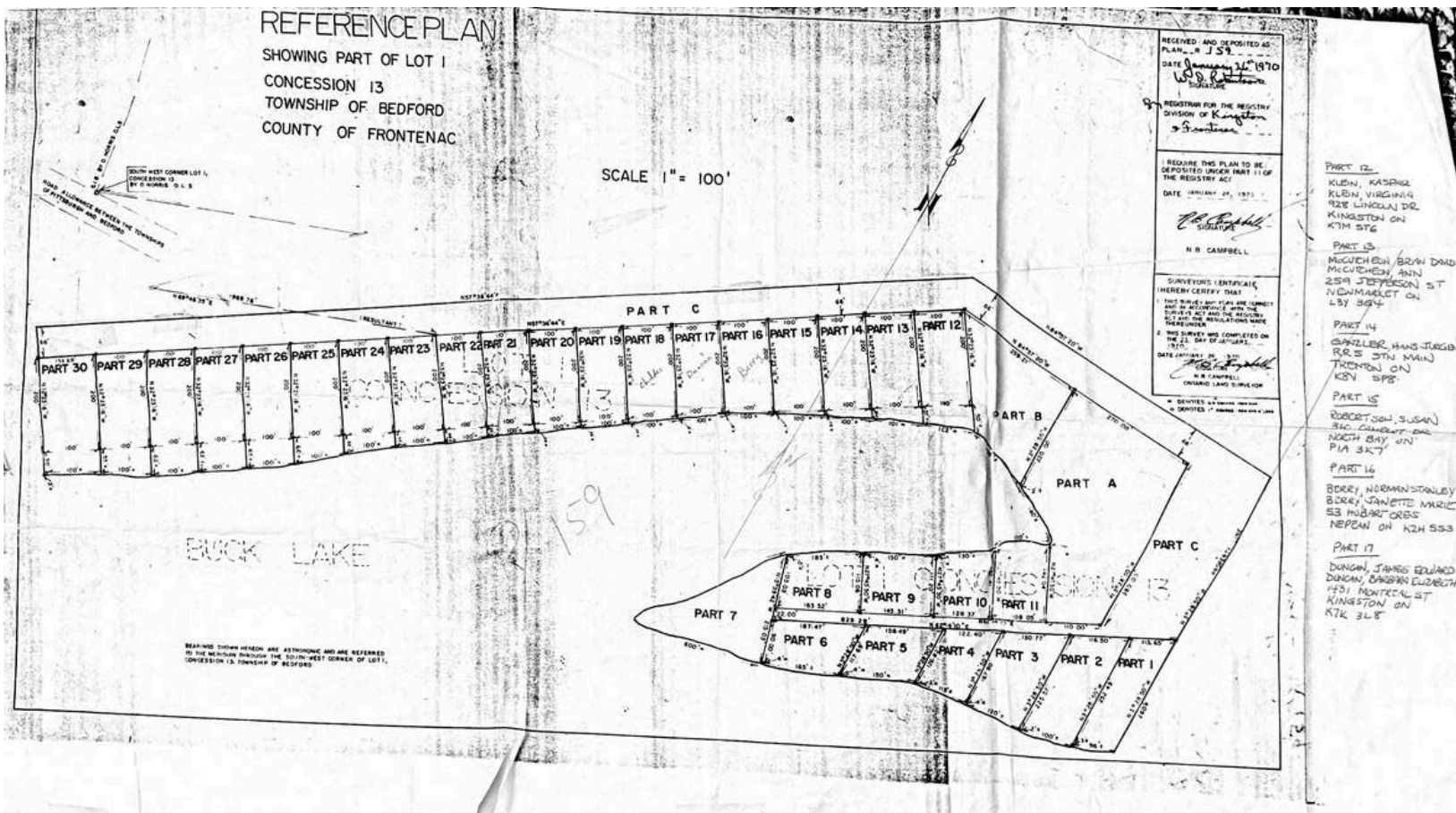
FLOOR PLAN



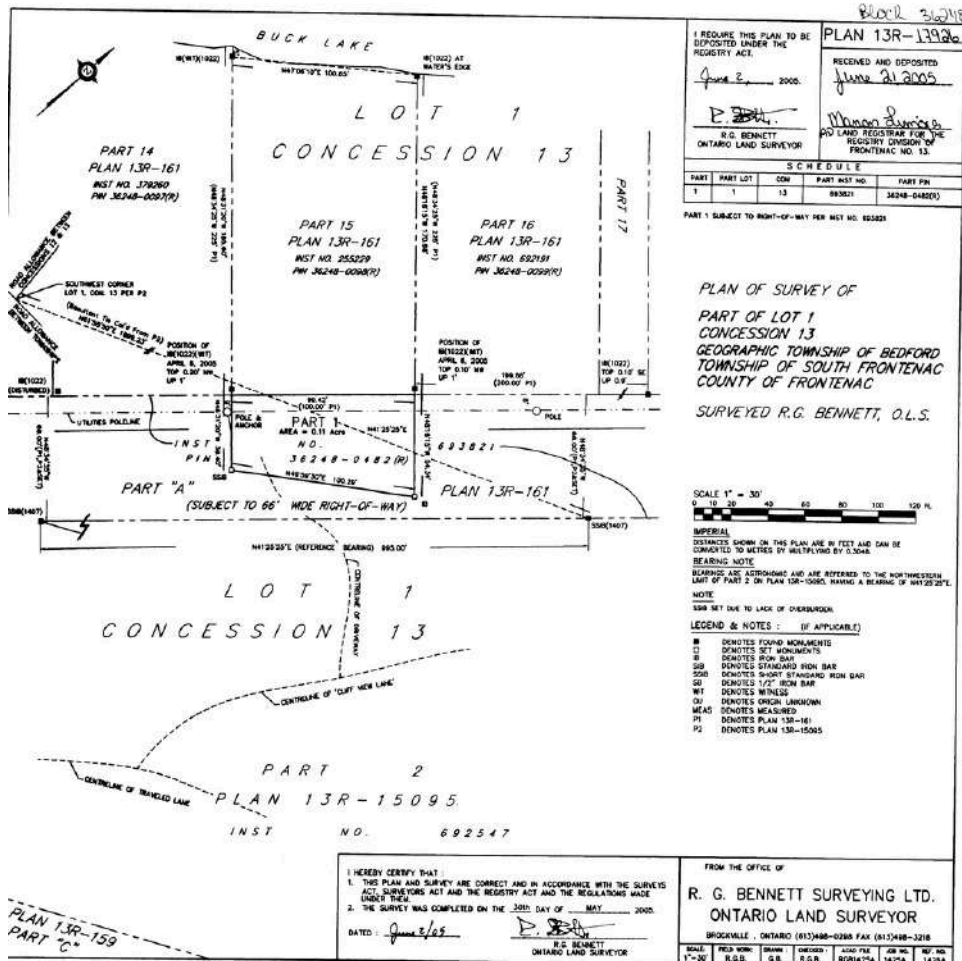
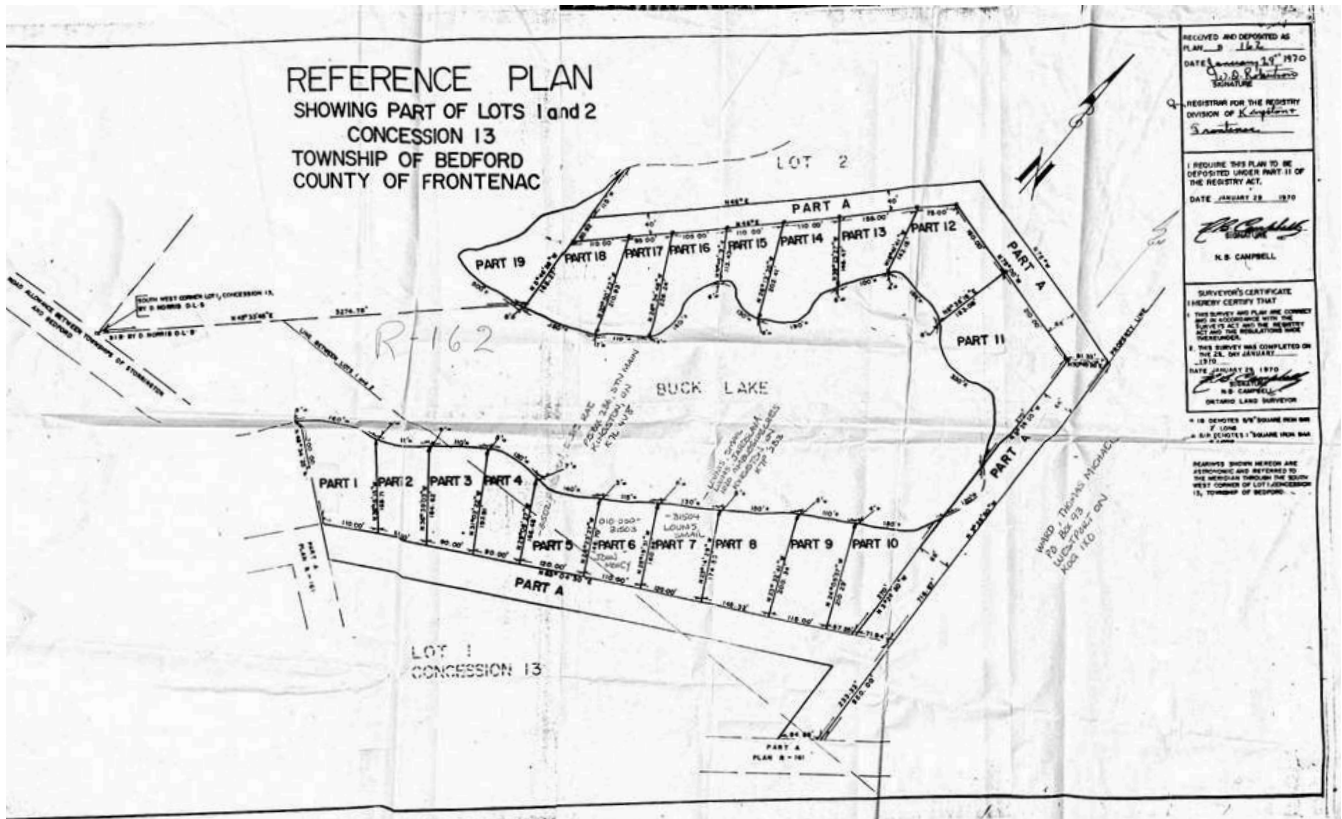
GROSS INTERNAL AREA
EXCLUDED AREA: DECK: 326 sq.ft, 30 m²
TOTAL: 925 sq.ft, 86 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SURVEY 1/2



SURVEY 2/2



AERIAL IMAGES



SEPTIC REPORT 1/2

2730258 ONTARIO LTD. o/a
BRYAN'S SEPTIC SERVICE
P.O. BOX 37
WESTPORT, ONTARIO
K0G 1X0
(613) 273-3078

PUMPER REPORT SEPTIC SYSTEM MAINTENANCE & PUMPING INFORMATION

Name: @hotmail.com

Date: Aug 18 - 2023

Address: 350 Whiffenwill Ln

Phone: _____

Location: Massena Rd Buck Lake

Type of Tank ☐ One Compartment ☒ Two Compartment
Type of Tank ☒ Septic Tank ☐ Graywater ☐ Aerobic ☐ Other _____

Approximate Capacity 800 gal

Construction Materials ☒ Concrete ☐ Steel ☐ Block ☐ Fiberglass ☐ Plastic
☐ Other _____

Initial Inspection

Any part of the septic tank under deck, driveway, etc ☐ Yes ☒ No

Any evidence of sewage seeping from the tank of lid ☐ Yes ☒ No

Condition of top and lids ☒ Good ☐ Leaking ☐ Needs Repair

Before Pumping

Condition of sewage in tank Normal

Liquid level at the outlet invert ☐ Above ☐ Below ☒ Normal

After Pumping

Condition of inlet baffle ☒ Good ☐ Needs Repair ☐ Missing

Condition of outlet baffle ☒ Good ☐ Needs Repair ☐ Missing Has P/ker

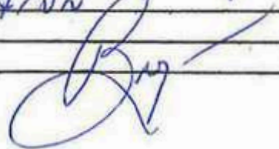
Evidence of water leakage: Into Tank ☐ Yes ☒ No From Tank ☐ Yes ☒ No

Absorption System

Type of Absorption System ☐ Seepage Bed ☐ Sand Mound ☒ Sub-surface Sand Filter

Flow Test ☒ Yes ☐ No Approximate Seepage at Bed 30 min good

Comments

At time of pumping system in good working condition


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

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/35BWhipoorwill/>

MLS LISTING



35B Whippoorwill Lane
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 Feet Irreg:
Dir/Cross St: Whippoorwill Lane / Cliff View Lane

MLS#: X12209383 **PIN#:** 362481041

Possession Remarks: TBD

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

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, **BROKERAGE Ph:** 613-273-9595



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



Westport Office:
7 Spring Street, P.O. Box 148,
Westport, ON K0G 1X0

www.gurreathomes.com
info@gurreathomes.com
(613) 273-9595

Kingston Office:
640 Cataraqui Woods Drive
Kingston, ON K7P 2Y5

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