



35B Whippoorwill Lane
Frontenac Ontario K0G 1X0
Frontenac 47 - Frontenac South Frontenac
SPIS: N **Taxes:** \$2,355.62/2025 **DOM: 34**
List: \$619,000 For: Sale

Other **Front On:** W **Rms:** 8
Link: **Acre:** 25-49.99 **Bedrooms:** 3
Bungalow **Washrooms:** 1
1x4xMain

Lot: 115 x 151 Feet **Irreg:**
Dir/Cross St: Whippoorwill Lane / Cliff View Lane
Directions:
Massassauga Road, right on Seapoint Lane, Right on Cliff View Lane onto Whippoorwill

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

Possession Remarks: TBD

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Other / Other A/C: None Central Vac: N Apx Age: 51-99 Year Built: 1970 Yr Built Source: Estimated Apx Sqft: 700-1100 Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Wood Drive: Pvt Double Gar/Gar Spcs: None / 0 Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Lake Access, Sloping, Waterfront, Wooded/Treed	Zoning: RLSW Cable TV: N Hydro: Y Gas: N Phone: A Water: Other Water Supply: Lake/River Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: Oth Struct: Other Survey Type: Available
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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	x 9.84	Laminate	W/O To Deck
2	Dining	Main	10.17	x 8.53	Laminate	
3	Kitchen	Main	9.84	x 8.53	Laminate	W/O To Sunroom
4	Other	Main	13.78	x 9.51	Hardwood Floor	W/O To Deck Overlook Water
5	Prim Bdrm	Main	13.12	x 11.48	Laminate	
6	2nd Br	Main	12.14	x 9.84	Laminate	
7	3rd Br	Main	9.84	x 6.89	Laminate	
8	Bathroom	Main	7.87	x 6.23	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.

Inclusions: All contents included, Refrigerator, Stove, Microwave, Dock, Furnishings

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