



<b>35B Whippoorwill Lane</b> <b>Frontenac Ontario K0G 1X0</b> Frontenac 47 - Frontenac South Frontenac <b>SPIS:</b> N <b>Taxes:</b> \$2,355.62/2025 <b>DOM: 41</b>		
Other <b>Link:</b> Bungalow	<b>Front On:</b> W <b>Acre:</b> 25-49.99	<b>Rms:</b> 8 <b>Bedrooms:</b> 3 <b>Washrooms:</b> 1 1x4xMain
<b>Lot:</b> 115 x 151 Feet <b>Irreg:</b> <b>Dir/Cross St:</b> Whippoorwill Lane / Cliff View Lane <b>Directions:</b> Massassauga Road, right on Seapoint Lane, Right on Cliff View Lane onto Whippoorwill		

<b>MLS#:</b> X12209383 <b>PIN#:</b> 362481041
<b>Possession Remarks:</b> TBD

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Other / Other <b>A/C:</b> None <b>Central Vac:</b> N <b>Apx Age:</b> 51-99 <b>Year Built:</b> 1970 <b>Yr Built Source:</b> Estimated <b>Apx Sqft:</b> 700-1100 <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> 3 <b>Tot Prk Spcs:</b> 3 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Lake Access, Sloping, 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> Other <b>Survey Type:</b> Available
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<b>Water Body Name:</b> Buck Lake <b>Water Body Type:</b> Lake <b>Water Frontage (M):</b> 35 <b>Topography:</b> Hilly,Rocky,Wooded/Treed <b>Water Features:</b> Dock,Stairs to Waterfront,Waterfront-Deeded <b>Access to Property:</b> Private Road <b>Docking Type:</b> Private <b>Water View:</b> Direct <b>WaterfrontYN:</b> Y <b>Waterfront:</b> Direct	<b>Shoreline:</b> Clean,Sandy <b>Shoreline Allowance:</b> None <b>Shoreline Exp:</b> Nw <b>Alternative Power:</b> None <b>Easements/Restrict:</b> Unknown <b>Rural Services:</b> Electricity Connected,Garbage Pickup,Recycling Pickup,Telephone Available <b>Waterfront Accessory Bldgs:</b> Not Applicable
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#	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

<b>Client Remks:</b> 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. <b>Inclusions:</b> All contents included, Refrigerator, Stove, Microwave, Dock, Furnishings <b>Listing Contracted With:</b> ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE <b>Ph:</b> 613-273-9595
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