

PRICE  
REDUCED

*Your Buck Lake Oasis:  
A True Canadian Shield Retreat*

441B MacComish Lane, South Frontenac, ON

# X12407483

\$ \$1,890,000

3 Bedrooms

2 Bathrooms

2.66 Acres

Buck Lake

As you meander through this true Canadian Shield area on MacComish Lane, you will pass many amazing features that nature has to offer.

Breathtaking views of some of the most beautiful landscape in Eastern Ontario are all around you, and at the end of the lane, you will emerge out of the forest and into a truly jaw-dropping waterfront oasis. The property features over 2 acres of land and 200 feet of shoreline. In 2012, this gorgeous home was built just 30 feet from the deep, clean waters of beautiful Buck Lake. Off the dock you can enjoy the best of both worlds with level access to shallow water for the kids beside the dock and depths of about 25 feet off the end of the dock. Enjoy the large dock, covered boat slip and tiki bar - all with southern exposure where you can enjoy both the sunrise and sunset.

*Your Total Real Estate Package!*

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



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South Frontenac, ON**

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## Features

*As you meander through this true Canadian Shield area on MacComish Lane, you will pass many amazing features that nature has to offer.*

- Breathtaking views of some of the most beautiful landscape in Eastern Ontario are all around you, and at the end of the lane, you will emerge out of the forest and into a truly jaw-dropping waterfront oasis.
- The property features over 2 acres of land and 200 feet of shoreline. In 2012, this gorgeous home was built just 30 feet from the deep, clean waters of beautiful Buck Lake. Off the dock you can enjoy the best of both worlds with level access to shallow water for the kids beside the dock and depths of about 25 feet off the end of the dock. Enjoy the large dock, covered boat slip and tiki bar – all with southern exposure where you can enjoy both the sunrise and sunset.
- The view is stunning over the north end of Buck Lake looking out over the bay. There are multiple islands, bays and shoals to explore. Buck Lake is a deep Canadian Shield lake with lake trout, pike, large and smallmouth bass as well as various other smaller fish. This location is private and peaceful with plenty of wildlife surrounding the property.
- Back up at the house, as you enter under the timber frame porch, you immediately feel a sense of relaxation in this stunning lake house. The main floor has a large and open concept kitchen, dining room, and living room with expansive windows and direct access out to the deck. The custom Corelle Kitchen is a real showpiece with Madagascar blue granite countertops, double drawer dishwasher, under-counter microwave and a pot filler above the propane stove. Enjoy cozy evenings with the warmth of the Pacific Energy woodstove in the living room.
- There is a main floor bedroom with an attached 4-piece bathroom that also has access from the front foyer area along with a smaller room currently used as an office, but that could be utilized as another bedroom. The bathrooms and foyer have beautiful, heated slate floors while the balance of the home is all wide-plank pine flooring, which was milled right off the property.
- Up the oak and maple stairway to the second level, you will find a large bedroom at the rear of the home that shares the space with laundry facilities, and the entire balance of this level features an amazing primary bedroom with cathedral ceilings, custom cabinets, a 3-piece ensuite bathroom and gorgeous views down over the dock and the pristine waters of Buck Lake.
- The home sits on a partial basement / crawlspace with concrete floor spray foam walls that is home to all the utilities. The home is heated by propane forced air, has a 200-amp electrical service, lake water system with filtration and UV light, Hide-A-Hose central vacuum, HRV, electric hot water, A/C and an on-demand backup generator system.
- At the rear of the home is a catwalk leading to extra living space above the 2-car detached garage. In this space you will find a large family room, dining area, and a small food prep. space along with one bedroom and a 2-piece bathroom. There is access out to a small deck and stairs down to the laneway level.
- The property around the home has been beautifully landscaped with natural stone with glimmers of mica that catch the sunshine while the rear part of the property is full of mature trees. The exterior of the home and garage have vertical Timberthane wood siding with a lifetime guarantee.
- Stunning home located just 15 minutes south of Westport or 40 minutes north of Kingston.

## Directions

- Perth Road South of Westport to MacComish Lane, follow to end at #441 B.



# MORE INFORMATION

## The Lake House at 441B MacComish Lane

Discover a meticulously crafted, turn-key waterfront estate on beautiful Buck Lake. This property is offered with an extensive list of high-end inclusions, making it the ultimate recreational paradise.

### A Dock Built for Adventure & Entertainment:

- **Entertain in Style:** Host guests at the fully-equipped Tiki Bar on the dock, complete with power and water for effortless lakeside gatherings.
- **Premium Watercraft Accommodations:** Protect your investment in the covered boat slip and dedicated Sea-Doo dock, with deep water off the main dock.
- **Playtime Included:** Dive into fun immediately with a fishing boat, a luxury Sugar Sand ski boat, a Sea-Doo, two quads, and two Ski-Doos available by separate agreement.
- **Move-In Ready:** The home is offered with all major appliances, including two dishwashers, all light fixtures, window treatments, and furniture.

### A Legacy of Quality & Craftsmanship:

Built in 2012, this custom home on three acres is defined by its superior construction and thoughtful design.

Key features include:

- **Built to Last:** 2x6 construction, premium Jeld-Wen windows, and exterior siding backed by a lifetime guarantee.
- **Artisan Interior Details:** Heated slate floors, a classic wood stove, a chef's kitchen with striking granite, and wide-plank wood floors milled from the property's own trees.
- **Four-Season Comfort:** Enjoy perfect climate control year-round with a new furnace, central A/C, an HRV system, and a whole-home generator.
- **Space for Everyone:** The compound includes a detached garage with a versatile loft apartment, a utility basement, and stunning, low-maintenance grounds.

*This is a rare offering of a fully-equipped luxury retreat, ready to deliver a lifetime of memories on the pristine waters of Buck Lake.*





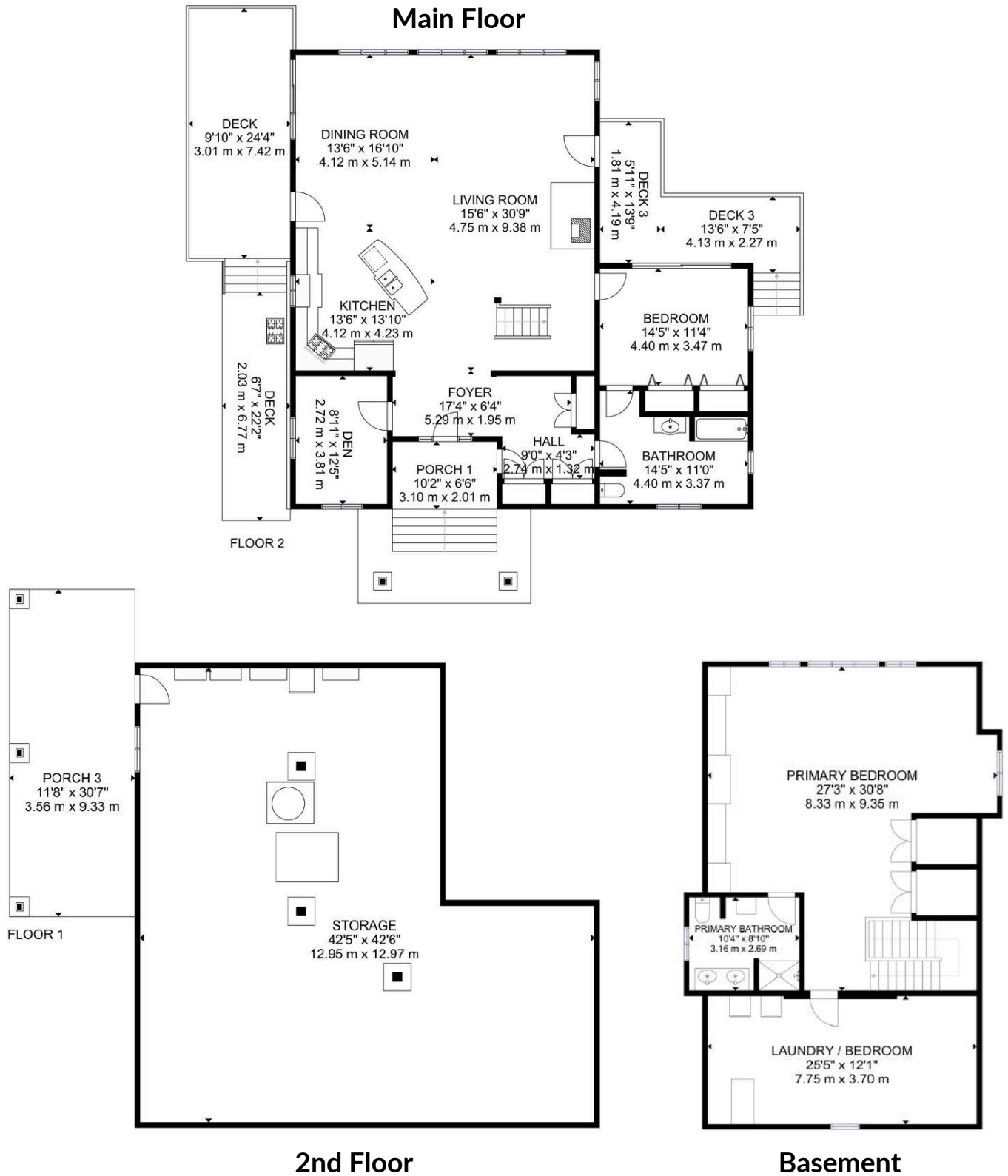
# GALLERY

## Utilities & Annual Costs (2025)

Taxes	Hydro	Internet	Propane	Insurance	Road Dues	Snow Removal
\$6,653.37	\$1,463	\$1,728	\$1,273	\$1,964	\$400	\$630



# FLOOR PLAN: MAIN HOUSE



## GROSS INTERNAL AREA FLOOR

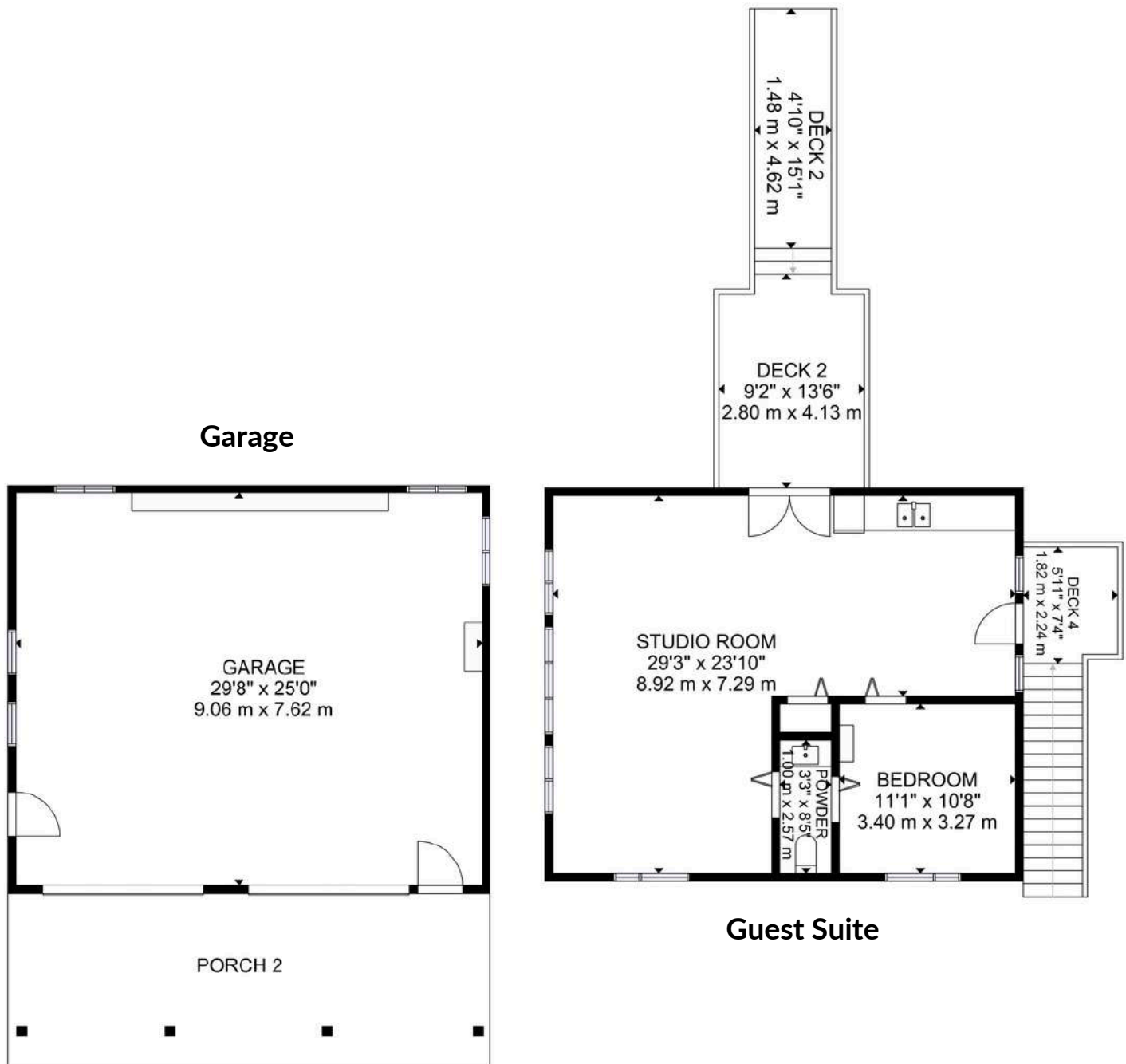
1: 1486 sq.ft, 138 m<sup>2</sup>, FLOOR 2: 2241 sq.ft, 208 m<sup>2</sup>, FLOOR 3: 1131 sq.ft, 105 m<sup>2</sup>

EXCLUDED AREA: PORCH 3: 358 sq.ft, 33 m<sup>2</sup>, PORCH 2: 339 sq.ft, 31 m<sup>2</sup>, GARAGE: 743 sq.ft, 69 m<sup>2</sup>, DECK: 388 sq.ft, 36 m<sup>2</sup>

PORCH 1: 67 sq.ft, 6 m<sup>2</sup>, DECK 2: 193 sq.ft, 18 m<sup>2</sup>, DECK 3: 174 sq.ft, 16 m<sup>2</sup>, DECK 4: 43 sq.ft, 4 m<sup>2</sup>

**TOTAL: 4858 sq.ft, 451 m<sup>2</sup>**

# FLOOR PLAN: GUEST RESIDENCE



## GROSS INTERNAL AREA FLOOR

1: 1486 sq.ft, 138 m<sup>2</sup>, FLOOR 2: 2241 sq.ft, 208 m<sup>2</sup>, FLOOR 3: 1131 sq.ft, 105 m<sup>2</sup>

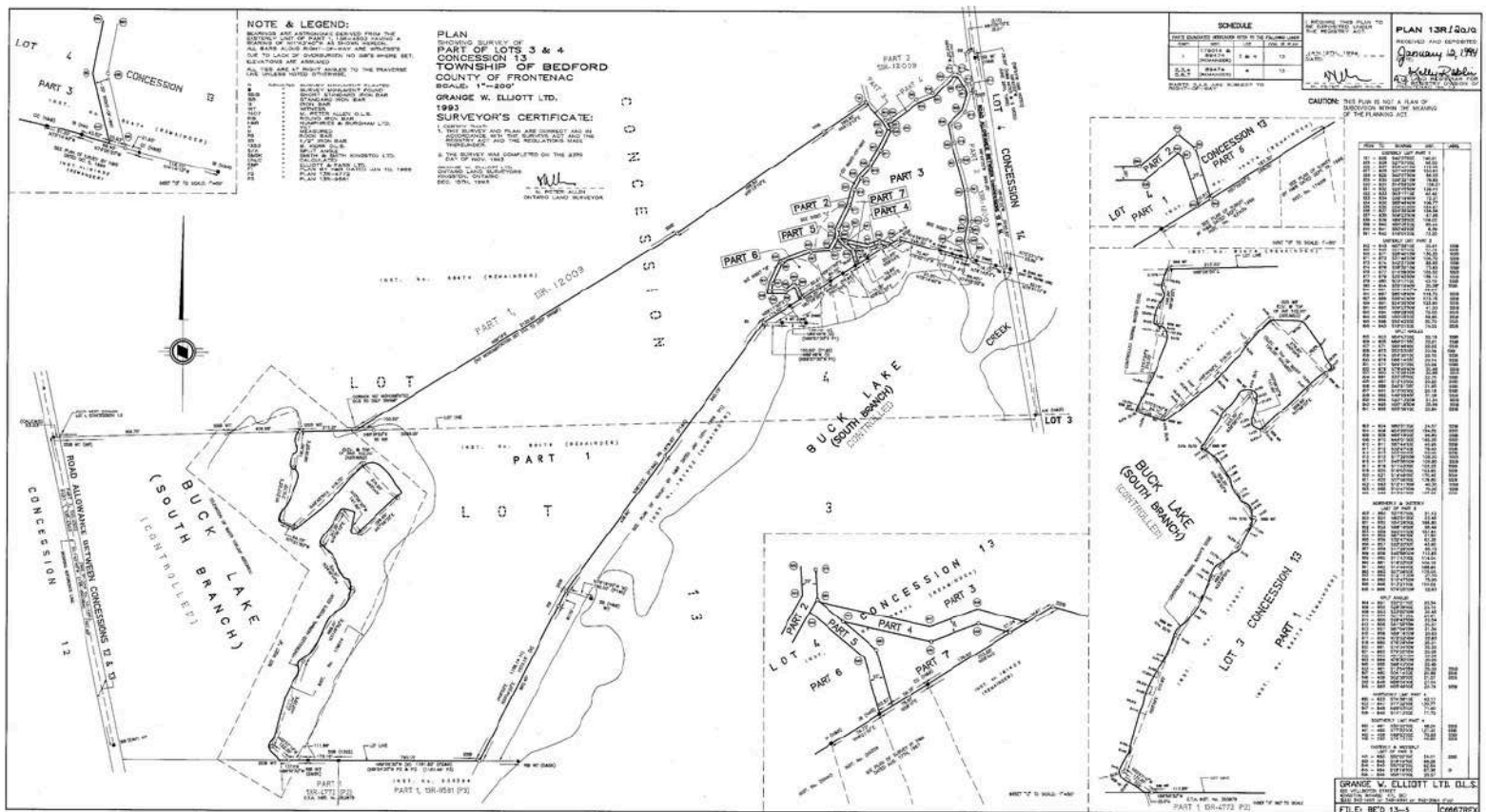
EXCLUDED AREA: PORCH 3: 358 sq.ft, 33 m<sup>2</sup>, PORCH 2: 339 sq.ft, 31 m<sup>2</sup>, GARAGE: 743 sq.ft, 69 m<sup>2</sup>, DECK: 388 sq.ft, 36 m<sup>2</sup>

PORCH 1: 67 sq.ft, 6 m<sup>2</sup>, DECK 2: 193 sq.ft, 18 m<sup>2</sup>, DECK 3: 174 sq.ft, 16 m<sup>2</sup>, DECK 4: 43 sq.ft, 4 m<sup>2</sup>

**TOTAL: 4858 sq.ft, 451 m<sup>2</sup>**




## SURVEY






# WETT INSPECTION



**SOLID-FUEL BURNING EQUIPMENT  
COMPLIANCE REPORT**



CLIENT: [REDACTED]	DATE OF INSPECTION: <u>Oct 9/12</u>
ADDRESS: <u>441 Maccomish Lane</u>	PHONE NO.: [REDACTED]
<u>Westport, ON</u>	CELL NO.: [REDACTED]
POSTAL CODE: [REDACTED]	

**WOODSTOVE AND FLUE PIPE**

**APPLIANCE STANDARD:** ☒ ULCS 627 ☐ EPA ☐ CSA B415 ☐ Unknown ☐ Uncertified  
**LISTING AGENCY:** ☐ ULCS ☐ CSA ☒ WH (ITS) ☐ UL ☐ OTL  
**MANUFACTURER:** Pacific Energy **SERIAL NO.:** 236769  
**MODEL:** TS **FLUE SIZE:** 6  
**INSTALLED BY:** The Stove Store **INSTALLATION MANUAL AVAILABLE:** ☐ NO ☒ YES  
**INSTALLED IN:** ☒ Residence ☐ Mobile Home ☐ Combustible Alcove ☐ Garage ☐ Other: \_\_\_\_\_  
**INSTALLED IN:** ☐ Basement ☒ Main Floor ☐ Other: \_\_\_\_\_

**Inspection Results:** Indicate inspection results for each component. Code Compliance includes proper use of listed components.  
 An inspection can be expected to include some components marked UTI.  
 N/A = Not Applicable UTI = Unable To Inspect.


CLEARANCES	ACTUAL	REQ'D	CODE COMPLIANCE	Notes:
Combustible Side Wall			<input checked="" type="checkbox"/> N/A <input type="checkbox"/> NO <input type="checkbox"/> YES	
Combustible Rear Wall	<u>5"</u>	<u>5"</u>	<input type="checkbox"/> N/A <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	
Combustible Corner			<input checked="" type="checkbox"/> N/A <input type="checkbox"/> NO <input type="checkbox"/> YES	
Top/Ceiling Clearance	<u>95"</u>	<u>82"</u>	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> NO <input type="checkbox"/> YES	
Shielding			<input checked="" type="checkbox"/> N/A <input type="checkbox"/> NO <input type="checkbox"/> YES	
Ember Pad Size	<u>21"</u>	<u>18"</u>	<input type="checkbox"/> N/A <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	
Ember Pad Material	<u>Tile</u>		<input type="checkbox"/> N/A <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	
Heat Protection: Floor	<u>Tile</u>		<input type="checkbox"/> N/A <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	

FLUE PIPE TYPE:	SIZE:	Notes:
<input type="checkbox"/> Single <input checked="" type="checkbox"/> Double	<u>6"</u>	
<b>CLEARANCES</b>	<b>ACTUAL</b>	<b>REQ'D</b>
Flue Pipe		
Total Length	<u>60"</u>	
Elbows		
Fastening	<u>screws</u>	
Expansion Joint If Vertical		
Connection to Breech		
Connection to Chimney		

OTHER CONSIDERATIONS	CODE COMPLIANCE
Alcove Approved	<input type="checkbox"/> NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> N/A <input type="checkbox"/> NO <input type="checkbox"/> YES
Mobile Home Approved	<input type="checkbox"/> NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> N/A <input type="checkbox"/> NO <input type="checkbox"/> YES
Outdoor Air Connection	<input type="checkbox"/> NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> N/A <input type="checkbox"/> NO <input type="checkbox"/> YES
Required?	<input type="checkbox"/> NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> N/A <input type="checkbox"/> NO <input type="checkbox"/> YES
Photos Taken	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES

Notes: (Appliance condition, etc.)

INSPECTOR: <u>Chad Belanger</u>
SIGNATURE: <u>[Signature]</u>
WETT NO.: <u>9353</u>
DATE: <u>Oct 9/12</u>

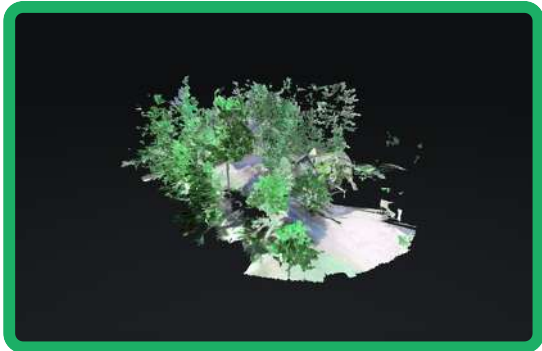


**THE STOVE STORE** Since 1972  
**unmatched**  
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 P: 613-658-3101 F: 613-658-3222  
 thestovestore@ripnet.com www.thestovestore.net

Inspection results are at time of inspection, and therefore may have been modified since.  
 Therefore, The Stove Store is in no way responsible after the date of inspection.

# INTERACTIVE LINKS

## Virtual Tour



Scan the QR Code or Visit:  
<https://my.matterport.com/show/?m=jm1Wr26varA>

## Video Tour



Scan the QR Code or Visit:  
<https://youtu.be/aJd1d4e1LP4>

## Google Map



Scan the QR Code or Visit:  
<https://maps.app.goo.gl/k1Z8JvKjYS8KeGuP8>

## Panorama View



Scan the QR Code or Visit:  
<https://360panos.org/panos/441BMcComishLane/>



# MLS LISTING



**441B MacComish Lane**  
**South Frontenac Ontario K0H 2L0**  
 South Frontenac Frontenac  
**SPIS:** N **Taxes:** \$6,653.37/2025 **DOM:** 78  
**Detached** **Front On:** S **Rms:** 10  
**Link:** N **Acre:** 2-4.99 **Bedrooms:** 3  
**2-Storey** **Washrooms:** 2  
 1x4xMain, 1x3x2nd  
**Lot:** 205 x 412 Feet **Irreg:**  
**Dir/Cross St:** Perth Road / MacComish Lane  
**Directions:** Perth Road South of Westport to MacComish Lane, follow to end at #441 B

**MLS#:** X12407483 **PIN#:** 362481023

**Possession Remarks:** TBD

**Legal:** PT LT 4 CON 13 BEDFORD AS IN FR761352; S/T & T/W FR761352; SOUTH FRONTENAC PT LT 4, CON 13, PT 6, 13R12010; BEDFORD TOWNSHIP OF SOUTH FRONTENAC

<b>Kitchens:</b> 1	<b>Exterior:</b> Wood	<b>Zoning:</b> RLSW
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> Detached / 2	<b>Cable TV:</b> N
<b>Basement:</b> Full / Unfinished	<b>Park/Drive:</b>	<b>Hydro:</b> Y
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Private Double	<b>Gas:</b> N
<b>Heat:</b> Forced Air / Propane	<b>Drive Park Spcs:</b> 6	<b>Phone:</b> Y
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 8	<b>Water:</b> Other
<b>Central Vac:</b> Y	<b>UFFI:</b> None	<b>Water Supply Type:</b> Sediment Filter, Lake/River
<b>Apx Age:</b> 6-15	<b>Pool:</b>	<b>Sewer:</b> Septic
<b>Year Built:</b> 2012	<b>Energy Cert:</b>	<b>Spec Desig:</b> Unknown
<b>Apx Sqft:</b> 3000-3500	<b>Cert Level:</b>	<b>Farm/Agr:</b> Direct
<b>Lot Shape:</b> Irregular	<b>GreenPIS:</b>	<b>Waterfront:</b> Propane Tank
<b>Lot Size Source:</b> GeoWarehouse	<b>Prop Feat:</b> Central Vacuum, Fireplace/Stove, Lake Access, Waterfront, Waterfront, Wooded/Treed	<b>Retirement:</b>
<b>Roof:</b> Asphalt Shingle	<b>Exterior Feat:</b> Deck, Fishing, Landscaped, Privacy, Porch, Year Round Living	<b>Under Contract:</b>
<b>Foundation:</b> Concrete Block	<b>Interior Feat:</b> Auto Garage Door Remote, Carpet Free, Central Vacuum, Generator - Full, Guest Accommodations, Storage, Water Heater Owned	<b>HST Applicable to Not Subject to HST</b>
<b>Assessment:</b>	<b>Security Feat:</b> Smoke Detector	<b>Sale Price:</b>
<b>POTL:</b>		<b>Other Struct:</b> Aux Residences
<b>POTL Mo Fee:</b>		<b>Survey Type:</b> Available
<b>Elevator/Lift:</b>		
<b>Laundry Lev:</b> Upper		
<b>Phys Hdcap-Eqp:</b>		
<b>Water Body Name:</b> Buck Lake		
<b>Water Body Type:</b> Lake		

**Water Frontage (M):** 62  
**Topography:** Hilly, Rocky, Rolling, Wooded/Treed  
**Water Features:** Dock, Waterfront-Deeded  
**Access to Property:** Private Road, Year Round Private Road  
**Docking Type:** Private  
**Water View:** Direct  
**WaterfrontYN:** Y  
**Waterfront:** Direct  
**Shoreline:** Clean, Deep, Rocky  
**Shoreline Allowance:** None  
**Alternative Power:** Generator-Wired  
**Easements/Restrict:** Unknown  
**Rural Services:** Cell Services, Electricity Connected, Garbage Pickup, Internet High Speed, Recycling Pickup, Telephone Available, Underground Utilities  
**Waterfront Accessory Bldgs:** Single Slip  
**Water Delivery Features:** Heatd Waterline, Uv System

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Foyer	Main	20.67	x10.17	Stone Floor	W/O To Porch Stone Heated Floor
2	Office	Main	11.81	x8.53	Wood Floor	Floor W/O To Deck Heated Floor
3	Bathroom	Main	14.11	x8.2	4 Pc Bath	W/O To Deck W/O To
4	2nd Br	Main	14.11	x11.48	Wood Floor	Deck W/O To Deck
5	Kitchen	Main	14.44	16.4 x13.45	Wood Floor	Stone Floor
6	Dining	Main	23.29	x9.19	Wood Floor	Combined W/Laundry
7	Living	Main	24.61	10.5 x19.69	Wood Floor	
8	Prim Bdrm	2nd	22.97	x23.62	Wood Floor	Wood Stove Heated Floor
9	Bathroom	2nd		x8.86	3 Pc Ensuite	
103rd Br		2nd		x11.81	Wood Floor	

**Client Remks:** Waterfront oasis on Buck Lake! This beautiful property features 2+ acres of land and 200 ft of shoreline. This gorgeous home sits close to the lake with level access to shallow water and deep water off the dock. Enjoy the large dock, covered boat slip and tiki bar - with southern exposure for sunrises and sunsets. The view is stunning looking out over the bay and the location is private & peaceful. As you enter under the timber frame porch, you immediately feel a sense of relaxation in this stunning lake house. The main floor has a large, open concept Great Room with expansive windows and access out to the deck. The custom Corelle Kitchen is a showpiece with Madagascar blue granite countertops, dbl drawer dishwasher, under-counter microwave and a pot filler above the propane stove. Enjoy cozy evenings with the warmth of the Pacific Energy wood-stove. The main floor bedroom has an attached 4-pc bath that also has access from the foyer. The office next to the foyer could be another bedroom. The bathrooms and foyer have heated slate floors while the balance of the home has wide-plank pine flooring - from trees on the property! The second level features a large bedroom at the rear, laundry area and an amazing primary bedroom with cathedral ceilings, custom cabinets, a 3-piece ensuite bath and gorgeous views over the pristine waters of the lake. The partial basement has concrete floor & spray foam walls and the home is heated by propane forced air, has 200-amp service, a lake water system with UV light, Hide-A-Hose central vacuum, HRV, electric hot water, A/C and an on-demand backup generator system. A catwalk leads from the house to extra living space above the 2-car detached garage. This space has a large family room, dining area, kitchenette along with a bedroom and a 2-piece bath. The exterior of the home and garage have vertical Timberthane wood siding with a lifetime guarantee. Stunning home located just south of Westport or 40minutes north of Kingston.

**Inclusions:** Microwave, 2 Dishwashers, Propane stove, Refrigerator, Front Load Washer, Dryer, All Light Fixtures and Window Coverings, Dock and Boat Slip with Tiki Bar

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



## Questions? Contact us:

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



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