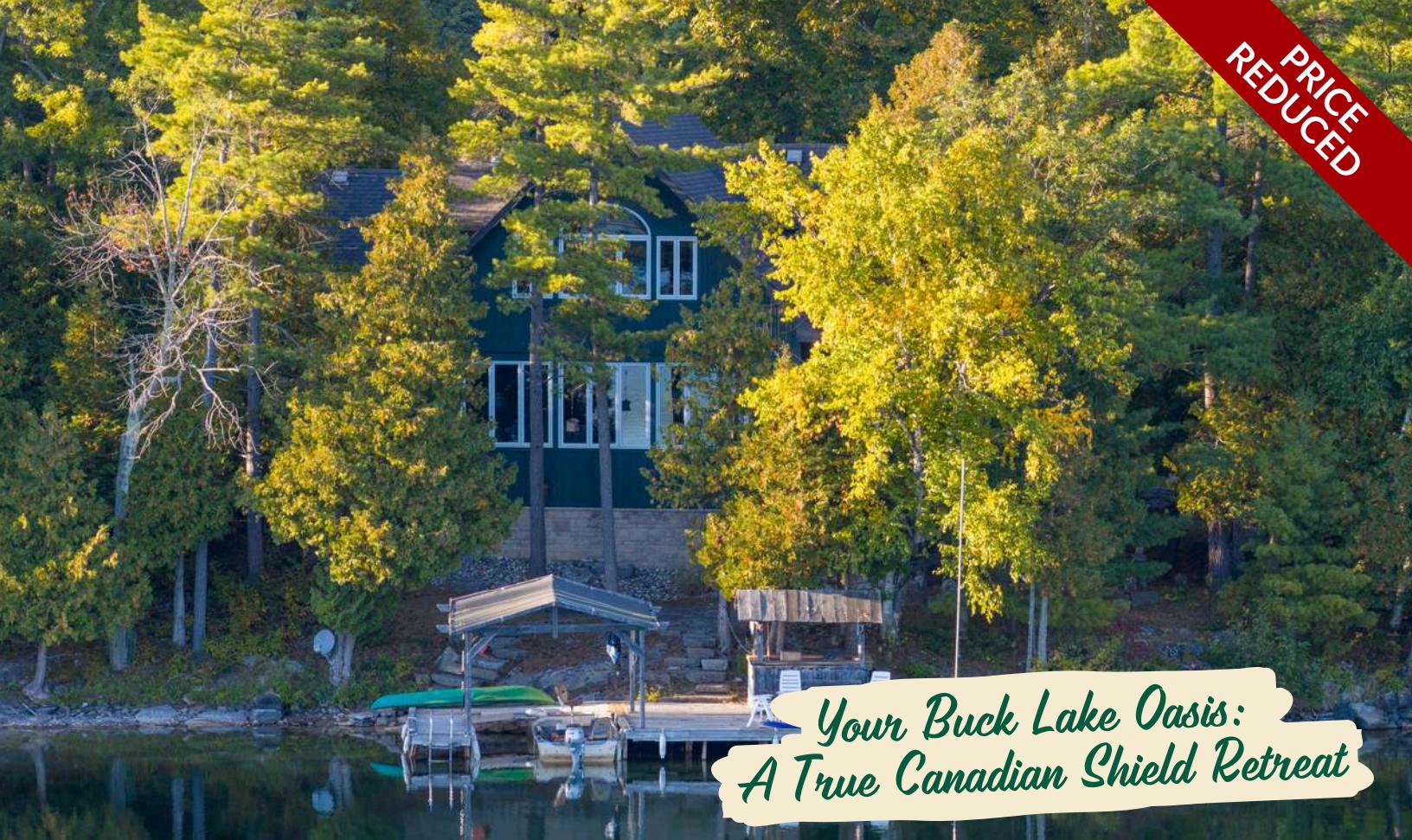


PRICE
REDUCED



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

Waterfront Oasis on beautiful Buck Lake!

This stunning property provides resort style living and offers a change of pace from city life. Enjoy cross country skiing, skating, fishing year-round, snowmobiling with many trails nearby, snowshoeing, ATV riding and in the summer – waterskiing, tubing, canoeing, kayaking, swimming, snorkelling plus more!

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

info@gurreathomes.com

 **GURR**
REAL ESTATE GROUP

www.gurreathomes.com

(613) 273-9595



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441B MacComish Lane South Frontenac, ON

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FEATURES

Waterfront Oasis on beautiful Buck Lake!

- This stunning property provides resort style living and offers a change of pace from city life. Enjoy cross country skiing, skating, fishing year-round, snowmobiling with many trails nearby, snowshoeing, ATV riding and in the summer – waterskiing, tubing, canoeing, kayaking, swimming, snorkelling plus more!
- 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 cordon-blue 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 and workshop. 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.
- Start planning a lifestyle change – take long walks, make maple syrup, swim in crystal clear waters and enjoy campfires under the stars. 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.



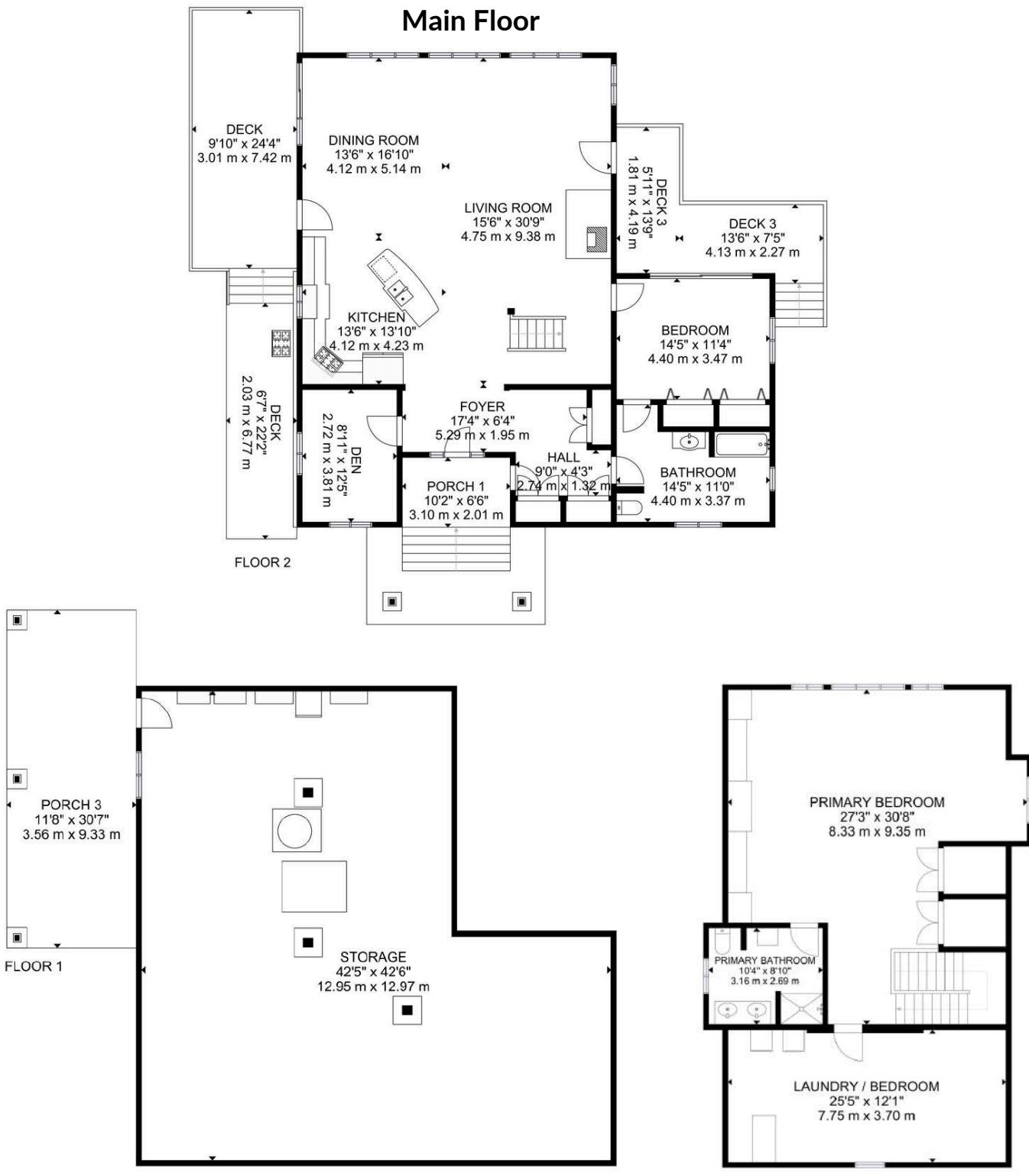
GALLERY

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

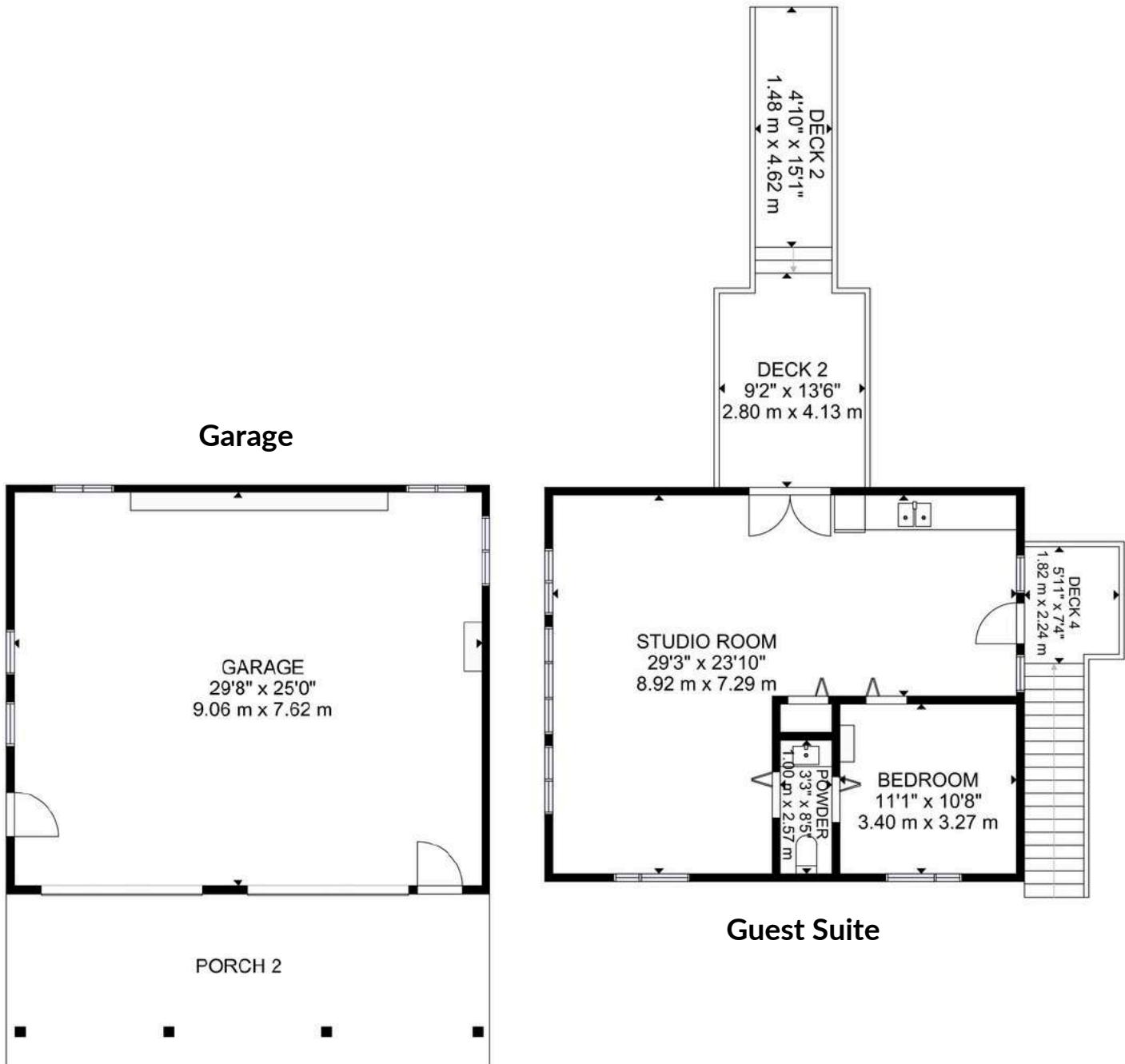
1: 1486 sq.ft, 138 m², FLOOR 2: 2241 sq.ft, 208 m², FLOOR 3: 1131 sq.ft, 105 m²

EXCLUDED AREA: PORCH 3: 358 sq.ft, 33 m², PORCH 2: 339 sq.ft, 31 m², GARAGE: 743 sq.ft, 69 m², DECK: 388 sq.ft, 36 m²

PORCH 1: 67 sq.ft, 6 m², DECK 2: 193 sq.ft, 18 m², DECK 3: 174 sq.ft, 16 m², DECK 4: 43 sq.ft, 4 m²

TOTAL: 4858 sq.ft, 451 m²

FLOOR PLAN: GUEST RESIDENCE



GROSS INTERNAL AREA FLOOR

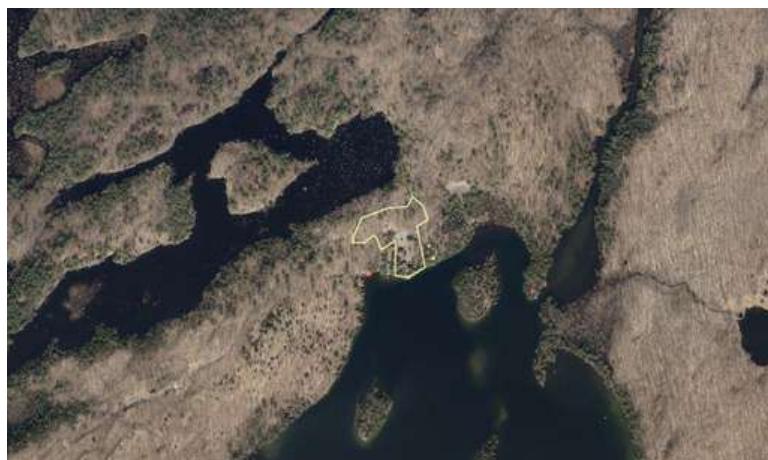
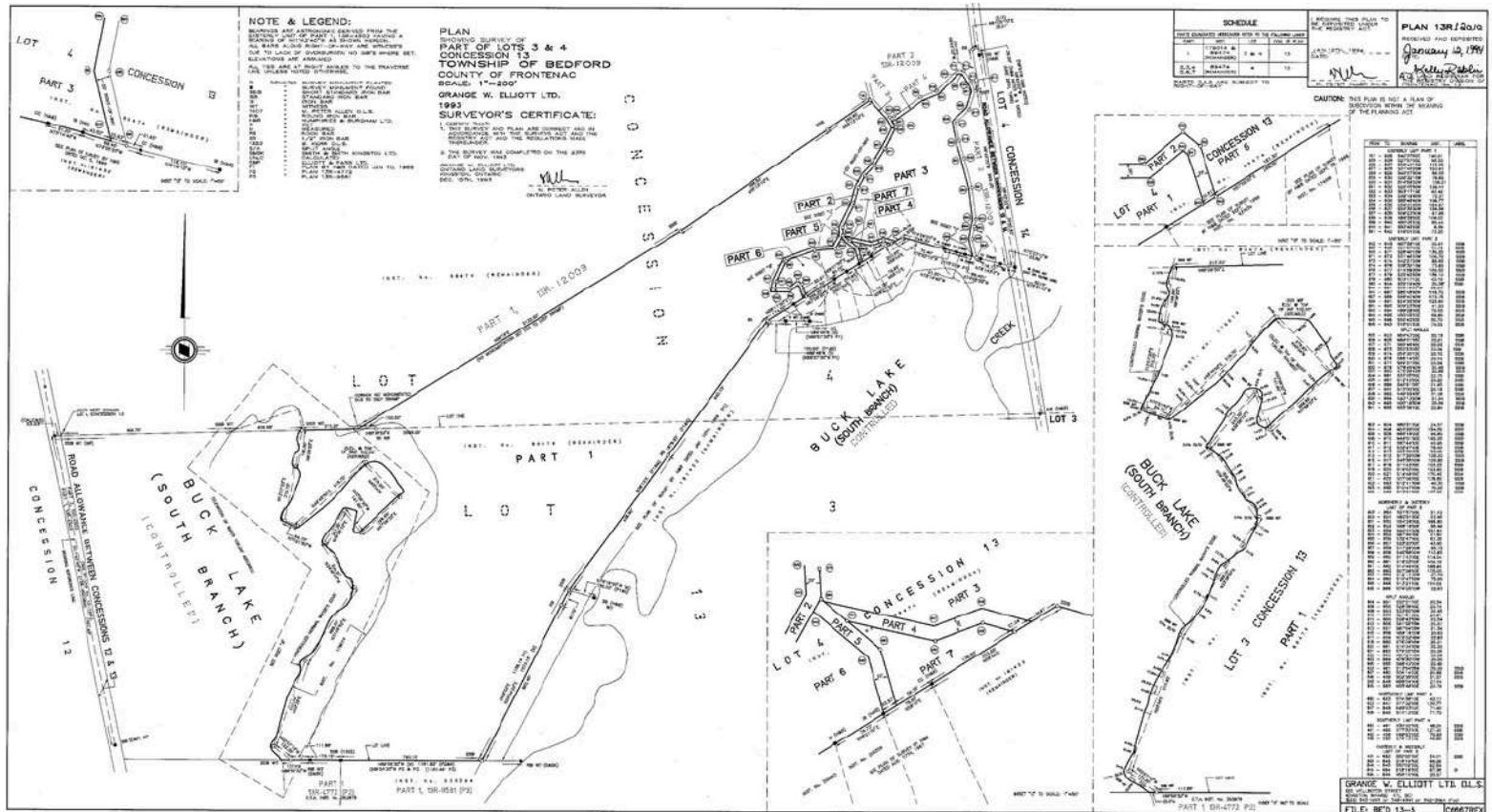
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PORCH 1: 67 sq.ft, 6 m², DECK 2: 193 sq.ft, 18 m², DECK 3: 174 sq.ft, 16 m², DECK 4: 43 sq.ft, 4 m²

TOTAL: 4858 sq.ft, 451 m²

SURVEY



This information is believed to be accurate but is not warranted. Buyers to verify accuracy of all information.

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		List: \$1,890,000 For: Sale DOM: 78																																																																													
	Detached Link: N 2-Storey	Front On: S Acre: 2-4.99	Rms: 10 Bedrooms: 3 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#: XT2407483 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																																																																																
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Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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