

Your Buck Lake Oasis: A True Canadian Shield Retreat



441B MacComish Lane, South Frontenac, ON

- # X12407483
- \$ \$1,950,000
- 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.



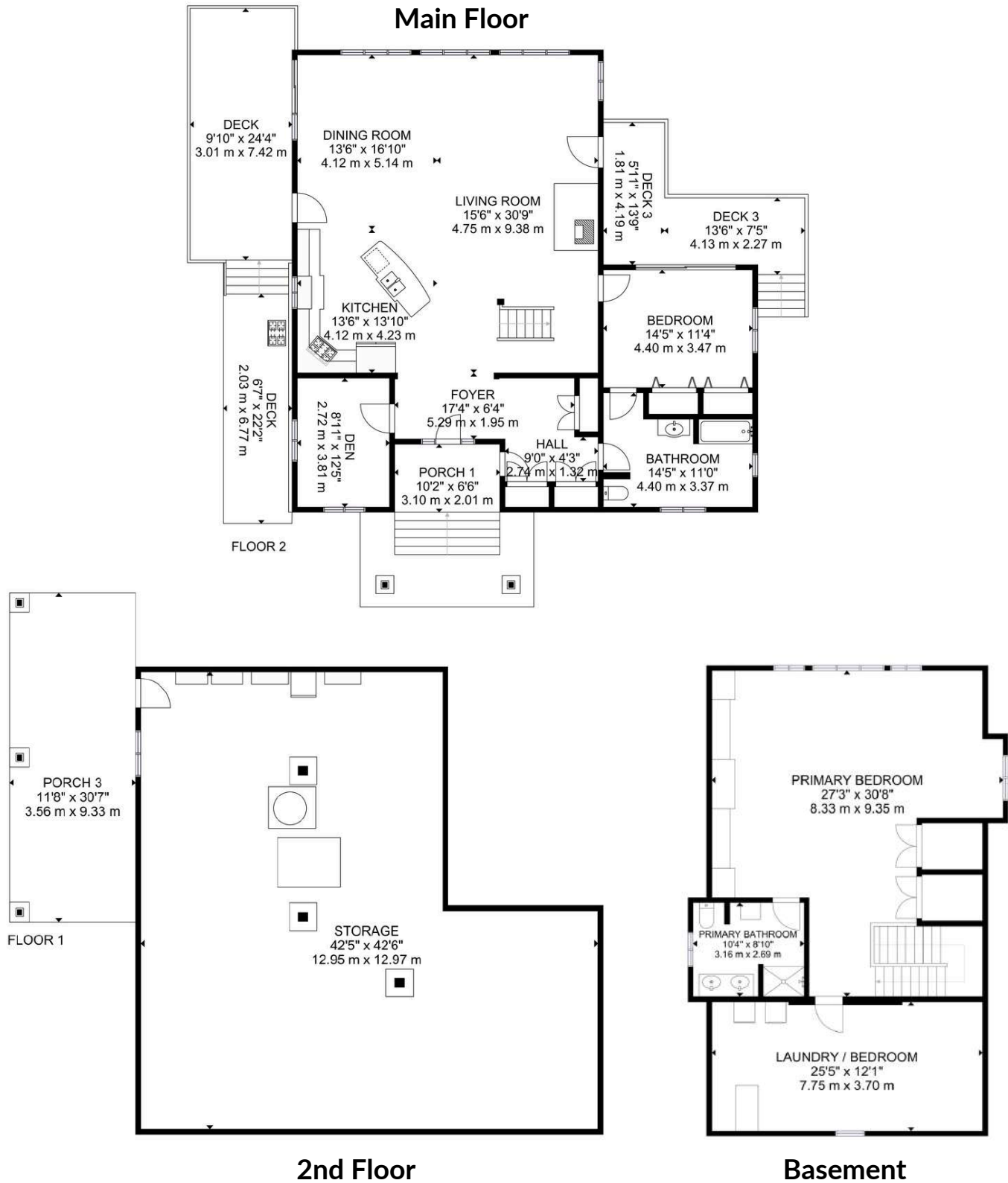
GALLERY

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

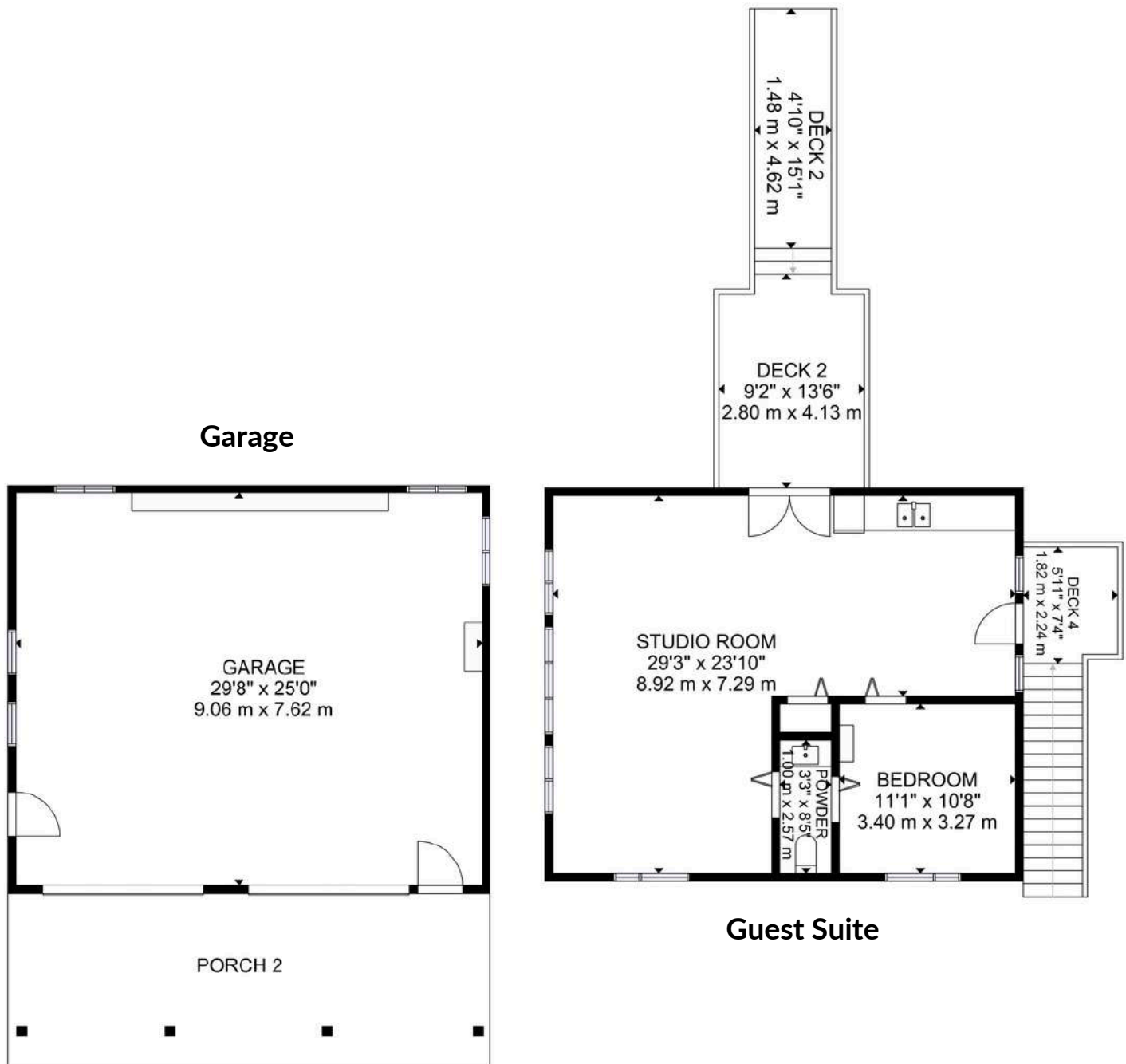
1: 1486 sq.ft, 138 m², FLOOR 2: 2241 sq.ft, 208 m², FLOOR 3: 1131 sq.ft, 105 m²

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

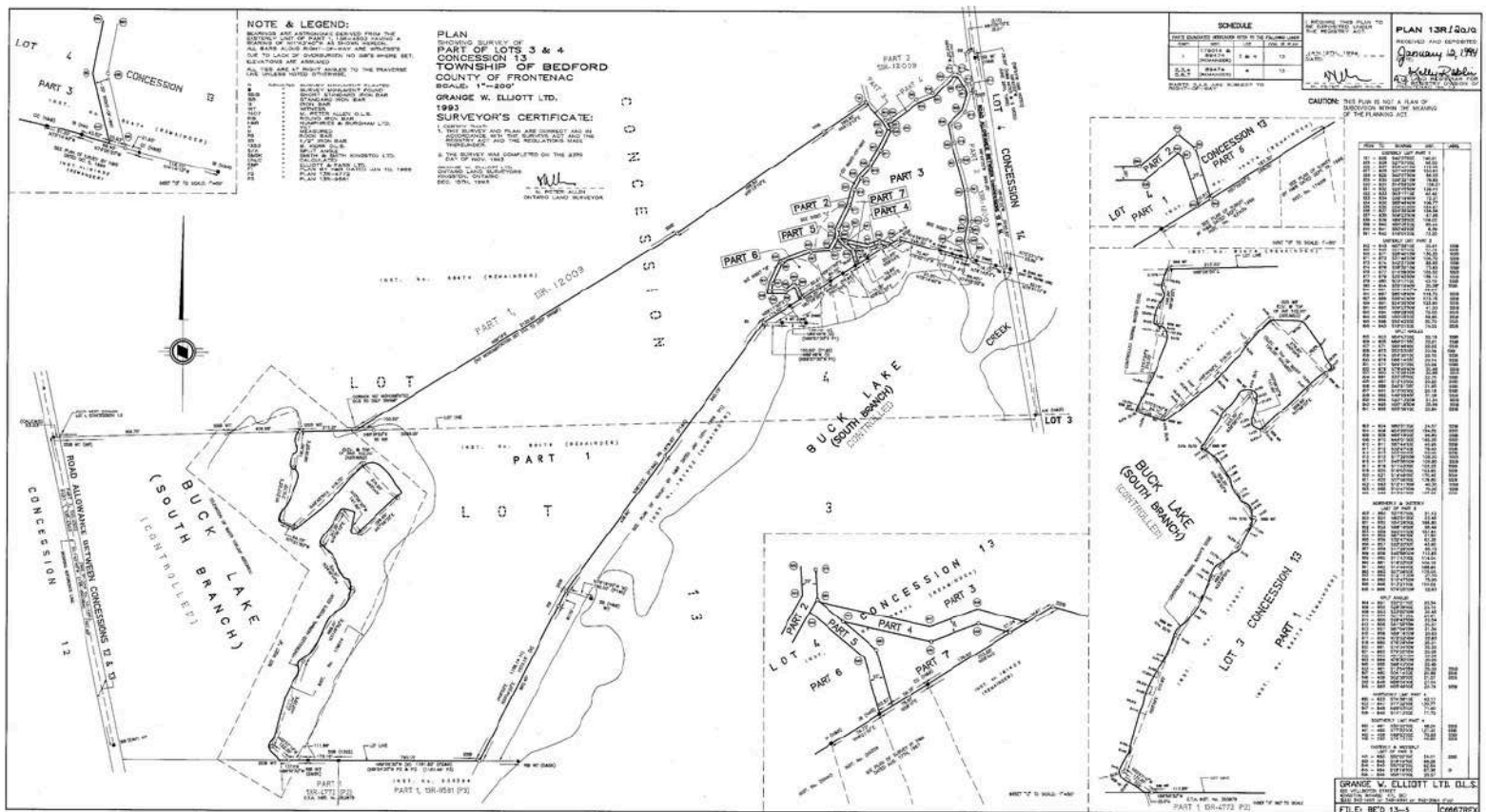
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PORCH 1: 67 sq.ft, 6 m², DECK 2: 193 sq.ft, 18 m², DECK 3: 174 sq.ft, 16 m², DECK 4: 43 sq.ft, 4 m²

TOTAL: 4858 sq.ft, 451 m²


SURVEY



WETT INSPECTION



**SOLID-FUEL BURNING EQUIPMENT
COMPLIANCE REPORT**



CLIENT: [REDACTED]

ADDRESS: 441 Maccomish Lane
Westport, ON

POSTAL CODE: [REDACTED]

DATE OF INSPECTION: Oct 9/12

PHONE NO.: [REDACTED]

CELL NO.: [REDACTED]

WOODSTOVE AND FLUE PIPE

APPLIANCE STANDARD: ☒ ULCS 627 ☐ EPA ☐ CSA B415 ☐ Unknown ☐ Uncertified

LISTING AGENCY: ☐ UL ☐ CSA ☒ WH (ITS) ☐ UL ☐ OTL

MANUFACTURER: Pacific Energy

MODEL: TS

INSTALLED BY: The Stove Store

INSTALLED IN: ☒ Residence ☐ Mobile Home ☐ Combustible Alcove ☐ Garage ☐ Other: _____

INSTALLED IN: ☐ Basement ☒ Main Floor ☐ Other: _____

SERIAL NO.: 236769

FLUE SIZE: 6

INSTALLATION MANUAL AVAILABLE: ☐ NO ☒ YES

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
Combustible Side Wall			<input checked="" type="checkbox"/> N/A <input type="checkbox"/> NO <input type="checkbox"/> YES
Combustible Rear Wall	5"	5"	<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	95"	82"	<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	21"	18"	<input type="checkbox"/> N/A <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
Ember Pad Material	Tile		<input type="checkbox"/> N/A <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
Heat Protection: Floor	Tile		<input type="checkbox"/> N/A <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES

Notes:

FLUE PIPE TYPE:	SIZE:
<input type="checkbox"/> Single <input checked="" type="checkbox"/> Double	6"

Notes:

CLEARANCES	ACTUAL	REQ'D	CODE COMPLIANCE
Flue Pipe			<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
Total Length	60"		<input type="checkbox"/> N/A <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
Elbows			<input checked="" type="checkbox"/> N/A <input type="checkbox"/> NO <input type="checkbox"/> YES
Fastening	screws		<input type="checkbox"/> N/A <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
Expansion Joint If Vertical			<input type="checkbox"/> N/A <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
Connection to Breech			<input type="checkbox"/> N/A <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
Connection to Chimney			<input type="checkbox"/> N/A <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES

Notes:

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: Chad Belanger

SIGNATURE: [Signature]

WETT NO.: 9353

DATE: Oct 9/12



THE STOVE STORE Since 1972
unmatched

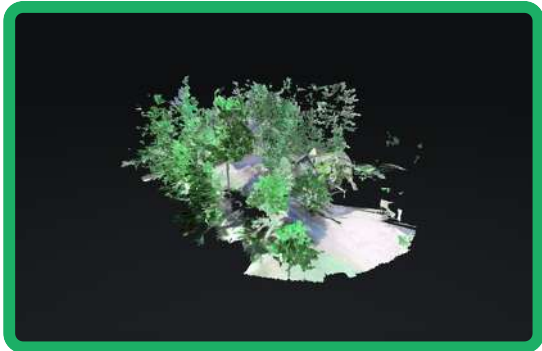
6 Beverly St., Box 1 Spencerville, ON K0E 1X0
P: 613-658-3101 F: 613-658-3222
thestovestore@ripnet.com www.thestovestore.net

UNIT NO.: _____

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: 0**
Detached **Front On: S** **Rms: 10**
Link: N **Acre: 2-4.99** **Bedrooms: 3**
2-Storey **Washrooms: 2**
 1x4xMain, 1x3x2nd
Lot: 205 x 412 FeetIrreg:
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

Kitchens: 1
Fam Rm: N
Basement: Full / Unfinished
Fireplace/Stv: Y
Heat: Forced Air / Propane
A/C: Central Air
Central Vac: Y
Apx Age: 6-15
Year Built: 2012
Apx Sqft: 3000-3500
Lot Shape: Irregular
Lot Size Source: GeoWarehouse
Roof: Asphalt Shingle
Foundation: Concrete Block
Assessment:
POTL:
POTL Mo Fee:
Elevator/Lift:
Laundry Lev:
Phys Hdcap-Eqp: Upper

Exterior: Wood
Gar/Gar Spcs: Detached / 2
Park/Drive: Private Double
Drive: Drive: 6 8
Park Spcs: Tot: None
Prk Spcs: UFFI:
Pool:
Energy Cert:
Cert Level:
GreenPIS:
Prop Feat:
 Central Vacuum, Fireplace/Stove, Lake
 Access, Waterfront, Waterfront,
 Wooded/Treed
Exterior Feat:
 Deck,Fishing,Landscaped,Privacy,Porch,Year
 Round Living
Interior Feat:
 Auto Garage Door Remote,Carpet
 Free,Central Vacuum,Generator - Full,Guest
 Accommodations,Storage,Water Heater
 Owned
Security Feat: Smoke Detector

Zoning: RLSW
Cable TV: N
Hydro: Y
Gas: N
Phone: Y
Water: Other
Water Supply Sediment Filter, Lake/River
Type: Septic
Sewer: Unknown
Spec Desig: Direct
Farm/Agr: Propane Tank
Waterfront:
Retirement:
Under Contract:
HST Applicable to Not Subject to HST
Sale Price:
Oth Struct: Aux Residences
Survey Type: Available

Water Body Name: Buck Lake
Water Body Type: 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 WaterIne,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	Hardwood Floor	Floor Heated Floor
3	Bathroom	Main	14.11	x8.2	4 Pc Bath	W/O To Deck
4	2nd Br	Main	14.11	x11.48	Hardwood Floor	W/O To Deck
5	Kitchen	Main	14.44	x13.45	Hardwood Floor	W/O To Deck
6	Dining	Main	16.4	x9.19	Hardwood Floor	W/O To Deck
7	Living	Main	23.29	x19.69	Hardwood Floor	Stone Floor
8	Prim Bdrrm	2nd	24.61	x23.62	Hardwood Floor	Combined W/Laundry Wood Stove
9	Bathroom	2nd	10.5	x8.86	3 Pc Ensuite	Heated Floor
10	3rd Br	2nd	22.97	x11.81	Hardwood 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 co countertop s, 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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