



441B MacComish Lane South Frontenac Ontario K0H 2L0 South Frontenac Frontenac SPIS: N			List: \$1,890,000 For: Sale
Taxes: \$6,653.37/2025			DOM: 137
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

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

Water Body Name: Buck Lake

Shoreline: Clean, Deep, Rocky

Water Body Type: Lake

Shoreline Allowance: None

Water Frontage (M): 62

Alternative Power: Generator-Wired

Topography: Hilly, Rocky, Rolling, Wooded/Treed

Easements/Restrict: Unknown

Water Features: Dock, Waterfront-Deeded

Rural Services: Cell Services, Electricity Connected, Garbage

Access to Property: Private Road, Year Round Private Road

Pickup, Internet High Speed, Recycling Pickup, Telephone

Docking Type: Private

Available, Underground Utilities

Water View: Direct

Waterfront Accessory Bldgs: Single Slip

WaterfrontYN: Y

Water Delivery Features: Heated Waterline, UV System

Waterfront: Direct

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	20.67	x 10.17	Stone Floor	W/O To Porch	Heated Floor
2	Office	Main	11.81	x 8.53	Wood Floor		
3	Bathroom	Main	14.11	x 8.2	4 Pcs Bath	Stone Floor	Heated Floor
4	2nd Br	Main	14.11	x 11.48	Wood Floor	W/O To Deck	
5	Kitchen	Main	14.44	x 13.45	Wood Floor	W/O To Deck	
6	Dining	Main	16.4	x 9.19	Wood Floor	W/O To Deck	
7	Living	Main	23.29	x 19.69	Wood Floor	W/O To Deck	Wood Stove
8	Prim Bdrm	2nd	24.61	x 23.62	Wood Floor		
9	Bathroom	2nd	10.5	x 8.86	3 Pcs Ensuite	Stone Floor	Heated Floor
10	3rd Br	2nd	22.97	x 11.81	Wood Floor	Combined W/Laundry	

Client Remarks: 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! This gorgeous home sits on over 2 acres of land and close to the lake with level access to shallow water for children and deep water off the dock for diving. Enjoy the large dock, covered boat slip and tiki bar - with southern exposure for sunrises and sunsets. 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 as well as a woodstove for cozy evenings. The custom cordon-blue kitchen is a showpiece with granite countertops, double drawer dishwasher, under-counter microwave and a pot filler above the propane stove. The main floor bedroom has an attached 4-pc bath that has access from the foyer. There is an office here that 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, laundry area and an amazing primary bedroom with cathedral ceilings, 3-pc ensuite and gorgeous views over the pristine waters of the lake. The home is heated by propane forced air and a woodstove and has 200-amp service, a lake water system with UV light, central vac, A/C and an on-demand backup generator. A catwalk leads from the house to extra living space above the 2-car garage and workshop - family room, kitchenette, dining area, bedroom and 2-pc bath. Start planning a lifestyle change - take long walks, make maple syrup, swim in crystal clear waters and enjoy campfires under the stars. Just south of Westport or 40 mins to 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

TAMMY GURR, Broker 613-583-0616

HEATH GURR, Salesperson 613-985-2414 [ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE](#)