



441B MacComish Lane
South Frontenac Ontario K0H 2L0
South Frontenac Frontenac
SPIS: N **Taxes:** \$6,653.37/2025 **DOM: 78**

List: \$1,890,000 For: Sale

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#: 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 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: Upper Phys Hdcap-Eqp:	Exterior: Wood Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Private Double Drive Park Spcs: 6 Tot Prk Spcs: 8 UFFI: Pool: None 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 Type: Sediment Filter, Lake/River Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: Under Contract: Propane Tank HST Applicable to Sale Price: Not Subject to HST Oth Struct: Aux Residences Survey Type: Available
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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	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 Pc 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 Pc Ensuite	Stone Floor	Heated Floor
10	3rd Br	2nd	22.97	x 11.81	Wood Floor	Combined W/Laundry	

Client Remks: Waterfront oasis on Buck Lake! This beautiful property features 2+ acres of land and200 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