

# Charming Waterfront Retreat on Buck Lake



## 6868 Smith Lane, Frontenac, ON

# X12283733

\$ \$599,000

3 Bedrooms

1 Bathroom

0.28 Acres

Buck Lake

### Waterfront home or cottage on beautiful Buck Lake!

The property is located in a quiet bay that faces a large open part of the lake. The home has been beautifully upgraded with a steel roof, large 2-tiered deck, new docks plus a kitchen which sits on a concrete block foundation with exterior access to the crawl space for storage and utility. The floor plan consists of an open concept design with 3 bedrooms, a full 4-pc bathroom, large kitchen with attached dining area plus a cozy living room that overlooks the large deck and lake. The house is serviced with a lake water system with a heated waterline and UV system as well as a full septic system. A forced air propane furnace along with an air-tight wood-stove provide ample heat for the home. A storage shed/bunkie sits behind the house and there are two dock areas for your boats or water toys. Access to the water is easy with a few steps down to the water's edge.

*Your Total Real Estate Package!*

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



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Frontenac, ON**

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## Features

### ***Waterfront home or cottage on beautiful Buck Lake!***

- The property is located in a quiet bay that faces a large open part of the lake.
- The home has been beautifully upgraded with a steel roof, large 2-tiered deck, new docks plus a kitchen which sits on a concrete block foundation with exterior access to the crawl space for storage and utility. The floor plan consists of an open concept design with 3 bedrooms, a full 4-pc bathroom, large kitchen with attached dining area plus a cozy living room that overlooks the large deck and lake.
- The house is serviced with a lake water system with a heated waterline and UV system as well as a full septic system. A forced air propane furnace along with an air-tight wood-stove provide ample heat for the home.
- A storage shed/bunkie sits behind the house and there are two dock areas for your boats or water toys.
- Access to the water is easy with a few steps down to the water's edge.
- Buck Lake is a deep, Canadian Shield lake with beautiful rock formations, many islands, bays and towering majestic pine trees along the shoreline. The lake is home to bass, pike, lake trout as well as many other types of wildlife.
- Fantastic location on a gorgeous lake and easy year-round access just north of Kingston.

## Directions

- Opinicon Road, left on Maple Leaf Road, left on Billy Green Road, left on Smith Lane to #6868.

# INCLUSIONS & EXCLUSIONS

## Inclusions

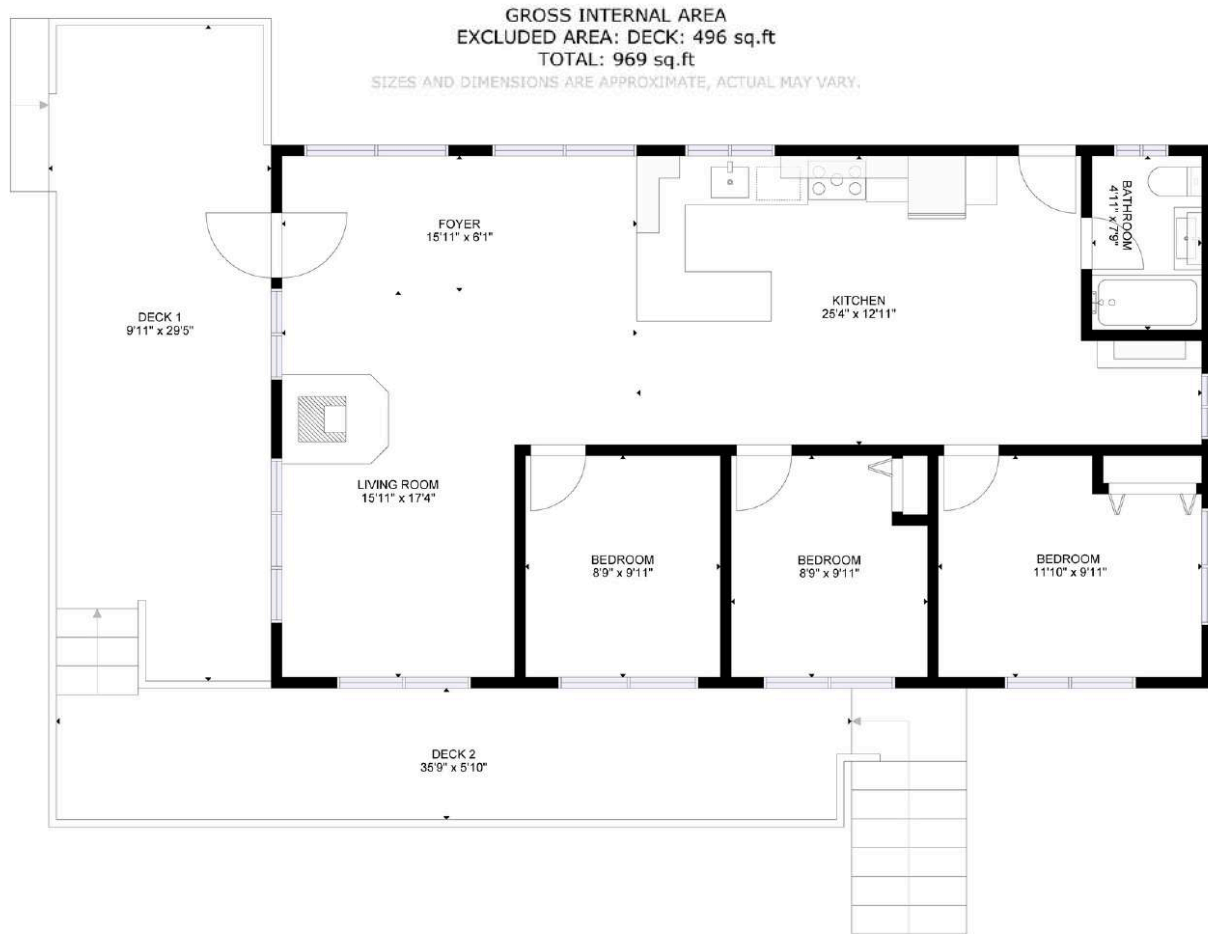
- All beds
- Table

## Exclusions

- Large grey couches & lazy boys in living room
- Coffee tables in living room
- All TVs
- All personal items
- Plates & cutlery
- All contents of the garage
- All contents of the bunkie
- Outdoor furniture
- Blackstone
- Satellite internet
- Kayaks
- Boards
- Boat and motor
- Floating island
- Outdoor cameras



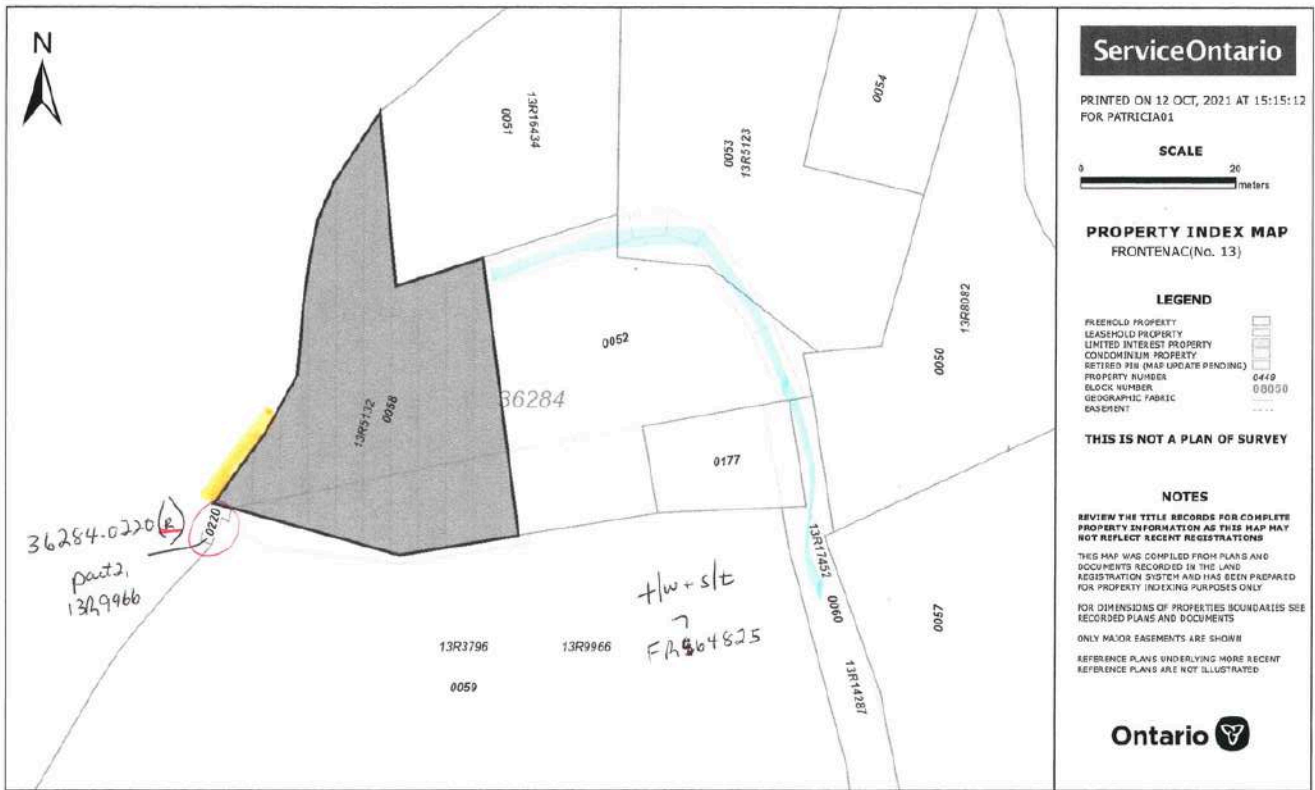
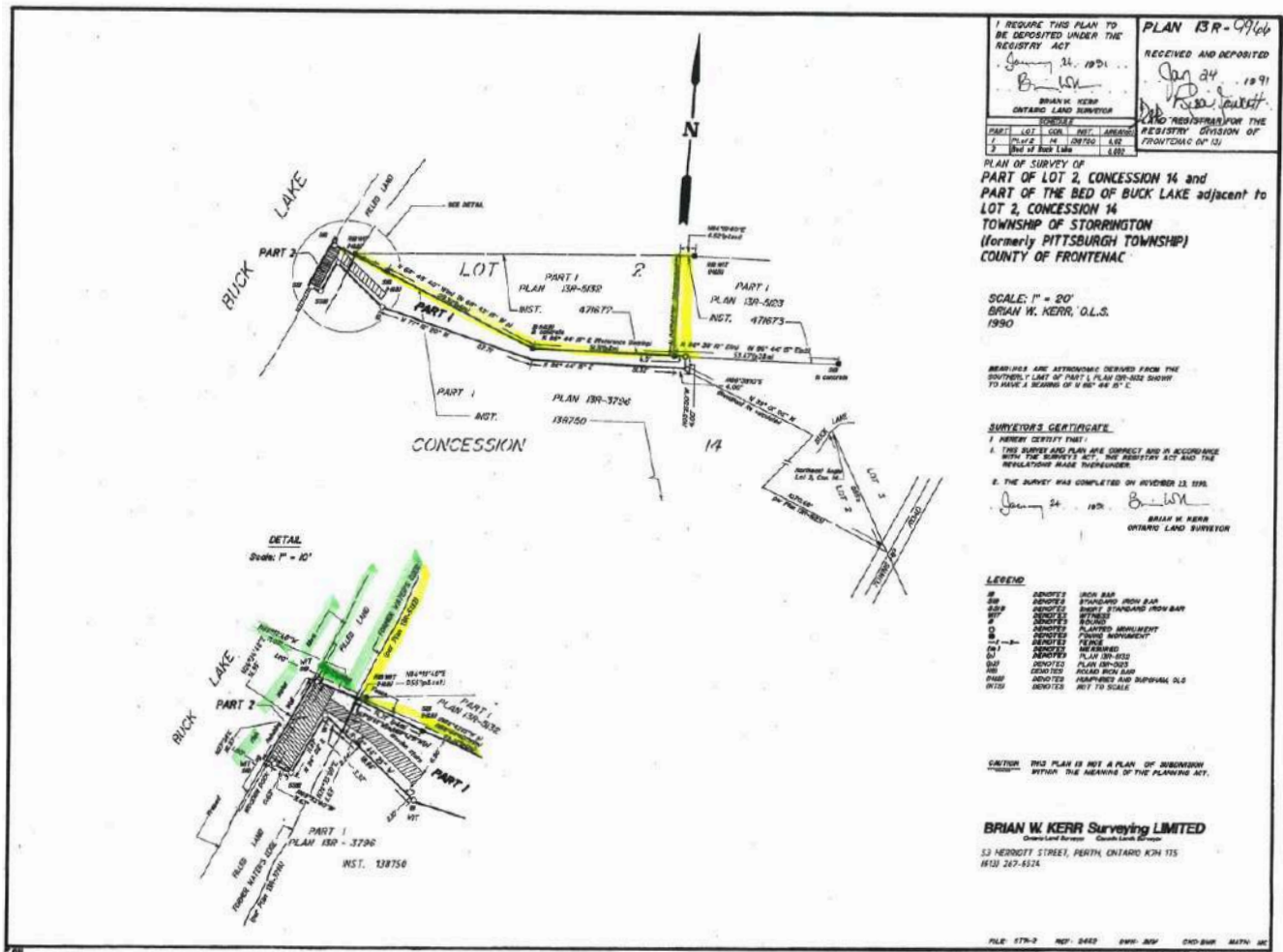
# FLOOR PLAN



# AERIAL IMAGES



## SURVEY & PIN MAP



## A close-up photograph of a black metal pole, likely a flagpole, mounted on a wooden ceiling. The pole has a circular base plate. The ceiling is made of light-colored wooden planks. A large, rectangular piece of cardboard is attached to the ceiling, partially covering the wooden planks and the base of the pole. The cardboard appears to be a repair or a temporary covering. The lighting is bright, and the image is taken from a low angle looking up at the pole.

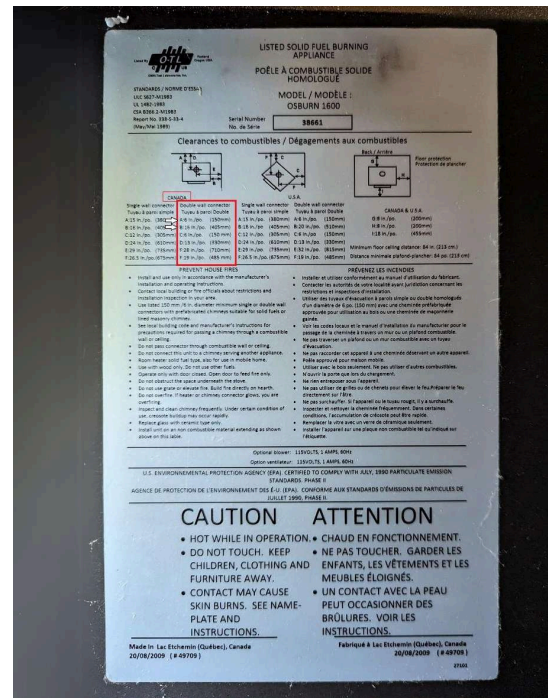
Rear clearance actual: .8".



Selkirk model 'Supervent' Listed S629  
(Suitable for solid fuel).

Selkirk Supervent ceiling support.

Selkirk DSP double wall flue pipe.



PREVENT M/ISE HR

- install and use only in accordance with the man.

Inspection & Consulting

Michael Rousseau

**W.E.T.T. #390 Certified Master Technician/Master Sweep/  
SITE Comprehensive Inspector**

419 Hartsgravel Rd., Elgin ON K0G 1E0 Tel: 613-928-1021

Email: [michaelrousseau50@gmail.com](mailto:michaelrousseau50@gmail.com)

[www.wett-inspector.ca](http://www.wett-inspector.ca)

Re: WETT Inspection report

Location of inspection: 6868 Smith Ln, Perth Road, ON K0H 2L0  
21 September 2023

To whom it may concern,

This is to confirm that I have inspected the wood stove and venting installation at the above-described recreational property (6868 Smith Ln, Perth Road, ON). The scope, purpose, and process of a Level 1 Inspection are defined in the accompanying document provided by WETT INC.

All clearances and specifications of the ULC S627/ EPA approved "Osburn 1600" wood stove meet or exceed those required by the Manufacturer's listed installation instructions as per the certification label affixed to the rear of the appliance. The stove is connected to an approved Factory Built chimney Standard S 629 with listed double wall flue pipe requiring 6" clearance. See photos and inspection checklist connected to this report for details of appliance and venting. The entire report comprises 3 PDF documents and 7 photographs. All 10 elements are required to the complete report.

**There are no deficiencies that can be ascertained using Level 1 inspection criteria.**

Any questions concerning this installation may be directed to me using the contact information in the letterhead.

Michael Rousseau  
WETT #390

*This report is the result of a general visual inspection to determine compliance with C.S.A. B365-17. This Level 1 inspection is non-destructive and does not include inaccessible places or attics. Any recommendations are based on apparent and obvious conditions found as of this date. The report is intended only as a record of this inspection and no warranty of safety or function is implied since deterioration and use are beyond my control.*

# WETT INSPECTION CHECKLIST 1/5



## WETT RECOMMENDED INSPECTION CHECKLIST

Requested

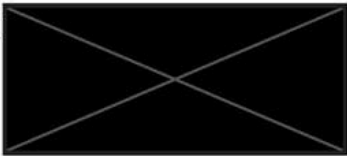


Address:

Inspection location: ☒ Same as requested or:

Address:

Email



Email:

Phone

Phone No.:

Inspector's name: Michael Rousseau

390

WETT No.:

Reason(s) for inspection: Condition of Sale/Insurance

Level of inspection requested:



Level 1



Level 2



Level 3

Date of request:

Date of inspection: 21 September 2023

**Note: inspection results shown are what was present/noted at time of inspection.**

This report documents findings at the time of the inspection. Compliance is referenced to currently published applicable codes and standards.

# WETT INSPECTION CHECKLIST 2/5



## WETT RECOMMENDED INSPECTION CHECKLIST

### WOOD STOVE AND FLUE PIPE

**Certification Standard:** ☒ ULC S627 ☒ EPA ☐ CSA B415 ☐ Uncertified ☐ Unknown

**Listing Agency:** ☐ ULC ☐ CSA ☐ WH/ETL ☒ OTL ☐ Other: \_\_\_\_\_

**Make:** Osburn **Model:** Osburn 1600 **Serial #:** 38661

**Installation manual available:** ☐ Yes ☒ No **Flue Collar Size:** 6"

**Alcove approved:** ☒ N/A ☐ Yes ☐ No ☐ UTI

**Mobile home approved:** ☒ N/A ☐ Yes ☐ No ☐ UTI

**Installed by:** \_\_\_\_\_ **Date:** \_\_\_\_\_ ☒ Unknown: >10 yrs.

**Installed in:** ☐ Residence ☐ Mobile Home ☐ Combustible Alcove  
☐ Garage ☒ Other: recreational property

**Appliance location:** ☐ Basement ☒ Main Floor ☐ Other (specify): \_\_\_\_\_

**Connected to:** ☐ Masonry chimney ☐ Masonry chimney with stainless steel liner  
☒ Factory-built chimney ☐ Other (specify): \_\_\_\_\_

**Does the unit share a venting system with another appliance:** ☐ Yes ☒ No

**Inspection Results:** Indicate inspection results for each component. Code compliance includes proper use of listed components. N/A = Not Applicable UTI = Unable To Inspect.

All non-compliance ratings should be considered for comment.

An inspection at any level can be expected to include some components marked UTI.

CLEARANCES	REQUIRED	ACTUAL(S)	CODE COMPLIANCE
1. Combustible side wall	16"	>36"	<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
2. Combustible rear wall	6"	>8"	<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
3. Combustible corner	6"		<input checked="" type="radio"/> N/A <input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
4. Top / ceiling	84"from floor	>84"	<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
5. Shielding rear			<input checked="" type="radio"/> N/A <input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
6. Shielding right side			<input checked="" type="radio"/> N/A <input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI

# WETT INSPECTION CHECKLIST 3/5

## Wood Stove and Flue Pipe - page 2

7. Shielding left side			<input checked="" type="radio"/> N/A <input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
8. Shielding corner			<input checked="" type="radio"/> N/A <input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
9. Ember pad / material	per B365-17	grouted ceram	<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
10. Ember pad / front	18"	24"	<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
11. Ember pad / rear	per b365-17	per B365-17	<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
12. Ember pad / right side	8"	>8"	<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
13. Ember pad / left side	8"	>8"	<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
14. Ember pad / corner			<input checked="" type="radio"/> N/A <input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
15. Radiant heat protection / material			<input checked="" type="radio"/> N/A <input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
16.			
17.			
<b>Flue Pipe Type:</b> <input type="radio"/> Single-wall <input checked="" type="radio"/> Double-wall <input type="radio"/> ULC S641 Diameter: 6"			
18. Clearances	6"	>6"	<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
19. Total length	<20'	<8'	<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
20. Elbows	180 max	180	<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
21. Fastening	per Manufactu	per Manufactu	<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
22. Allowance for expansion	elbow/telescope	elbow	<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
23. Flue pipe orientation	condensate dc	condensate dc	<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
24. Flue pipe slope			<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
25. Material			<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
26. Pipe shielding			<input checked="" type="radio"/> N/A <input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
27. Support			<input checked="" type="radio"/> N/A <input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
28.			
29.			
30.			
31. Connection to masonry chimney			<input checked="" type="radio"/> N/A <input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
32. Connection to factory-built chimney			<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI

# WETT INSPECTION CHECKLIST 4/5

## Wood Stove and Flue Pipe - page 3

OTHER CONSIDERATIONS	COMMENTS
33. Outdoor air connection	not required
34. Carbon monoxide alarm	yes
35. Smoke alarm	yes

Additional information:

All clearances and specifications that can be ascertained using level 1 inspection criteria meet or exceed requirements as per the rating plate (certification label) affixed to the rear of the appliance.

There are no deficiencies that can be ascertained using "Level 1" inspection criteria.

Report comprises 7 images and 3 PDF documents.

Date: \_\_\_\_\_

File Reference #: Carrie, 21 Sept. 2023 \_\_\_\_\_

# WETT INSPECTION CHECKLIST 5/5

File reference No.: \_\_\_\_\_

Photos taken: ☒ Yes ☐ No

This checklist contains 5 pages in total. This report contains 7 pages in total.

**Comments and Observations:**

All non-compliance ratings should be considered for comment.

Please attach additional page(s) for this section.

*Customer Signature:*

*Inspector Signature:*

*Digital Signature:*

*Date:*

*Date:*

**WETT Recommended Inspection Checklist**

# INTERACTIVE LINKS

## Virtual Tour



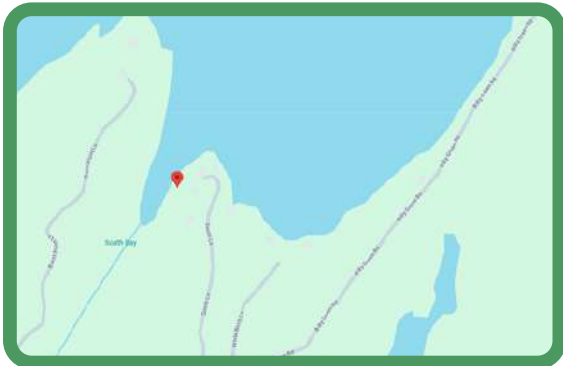
Scan the QR Code or Visit:  
<https://my.matterport.com/show/?m=ZkhPf3kiVjc>

## Video Tour



Scan the QR Code or Visit:  
<https://youtu.be/uFeAA1zn1Iw>

## Google Map



Scan the QR Code or Visit:  
<https://maps.app.goo.gl/nFiQYGTXSXGwrY7Q7>

## Panorama View



Scan the QR Code or Visit:  
<https://360panos.org/panos/6868SmithLane/>

# MLS LISTING



**6868 Smith Lane**  
**Frontenac Ontario K0H 2L0**  
 Frontenac 47 - Frontenac South Frontenac  
**SPIS:** N **Taxes:** \$3,158.87/2024 **DOM:** 0  
**Detached** **Front On:** W **Rms:** 7  
**Link:** N **Acre:** < .50 **Bedrooms:** 3  
**Bungalow** **Washrooms:** 1  
 1x4  
**Lot:** 183 x 79.4 Feet **Irreg:**  
**Dir/Cross St:** Maple Leaf Road and Billy Green Road  
**Directions:**  
 Opinicon Road, left on Maple Leaf Road, left on Billy Green Road, left on Smith Lane to #6868

**MLS#:** X12283733 **PIN#:** 362840058

**Possession Remarks:** TBD

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Crawl Space <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Electric <b>A/C:</b> Other <b>Central Vac:</b> N <b>Apx Age:</b> 51-99 <b>Apx Sqft:</b> 700-1100 <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> <b>Phys Hdcap-Eqp:</b> <b>Water Body Name:</b> Buck Lake	<b>Exterior:</b> Vinyl Siding <b>Drive:</b> Pvt Double <b>Gar/Gar Spcs:</b> None / 0 <b>Drive Park Spcs:</b> 4 <b>Tot Prk Spcs:</b> 4 <b>UFFI:</b> None <b>Pool:</b> <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Family Room, Fireplace/Stove, Rolling, Waterfront, Waterfront, Wooded/Treed	<b>Zoning:</b> RLSW <b>Cable TV:</b> N <b>Hydro:</b> Y <b>Gas:</b> N <b>Phone:</b> A <b>Water:</b> Other <b>Water Supply:</b> Lake/River <b>Sewer:</b> Septic <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> Direct <b>Waterfront:</b> <b>Retirement:</b> Available <b>Oth Struct:</b> <b>Survey Type:</b>
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**Water Body Type:** Lake  
**Water Frontage (M):** 55.77  
**Topography:** Rolling, Wooded/Treed  
**Water Features:** Waterfront-Deeded  
**Access to Property:** Private Road  
**Docking Type:** Private  
**Water View:** Direct  
**WaterfrontYN:** Y  
**Waterfront:** Direct  
**Shoreline:** Clean, Deep, Weedy  
**Shoreline Allowance:** None  
**Shoreline Exp:** Nw  
**Alternative Power:** None  
**Easements/Restrict:** Unknown  
**Rural Services:**  
 Cell Services, Electricity Connected, Garbage Pickup, Recycling  
 Pickup, Telephone Available  
**Waterfront Accessory Bldgs:** Not Applicable

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	23.29	x 10.17	Laminate
2	Kitchen	Main	20.34	x 12.8	Laminate
3	Other	Main	5.25	x 45.93	Laminate
4	Bathroom	Main	7.55	x 4.92	4 Pc Bath
5	Prim Bdrm	Main	11.81	x 9.84	Laminate
6	2nd Br	Main	9.84	x 8.86	Laminate
7	3rd Br	Main	9.84	x 8.86	Laminate

**Client Remks:** Waterfront home or cottage on beautiful Buck Lake! The property is located in a quiet bay that faces a large open part of the lake. The home has been beautifully upgraded with a steel roof, large 2-tiered deck, new docks plus a kitchen which sits on a concrete block foundation with exterior access to the crawl space for storage and utility. The floor plan consists of an open concept design with 3 bedrooms, a full 4-pc bathroom, large kitchen with attached dining area plus a cozy living room that overlooks the large deck and lake. The house is serviced with a lake water system with a heated waterline and UV system as well as a full septic system. A forced air propane furnace along with an air-tight wood-stove provide ample heat for the home. A storage shed/bunkie sits behind the house and there are two dock areas for your boats or water toys. Access to the water is easy with a few steps down to the water's edge. Buck Lake is a deep, Canadian Shield lake with beautiful rock formations, many islands, bays and towering majestic pine trees along the shoreline. The lake is home to bass, pike, lake trout as well as many other types of wildlife. Fantastic location on a gorgeous lake and easy year-round access just north of Kingston.

**Inclusions:** Dishwasher, hot water tank, microwave, refrigerator, smoke detector, stove, TV tower/antenna, window coverings, some furniture (see list)

**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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*Your Total Real Estate Package!*