

Charming Waterfront Retreat on Buck Lake



6868 Smith Lane, Perth Road Village, ON

X11994713

\$ \$654,000

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 with 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 that has a shared tile bed with the neighbouring cottage.

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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info@gurreathomes.com

(613) 273-9595



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Perth Road Village, 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 with 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 that has a shared tile bed with the neighbouring cottage. A forced air propane furnace along with an air-tight woodstove 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

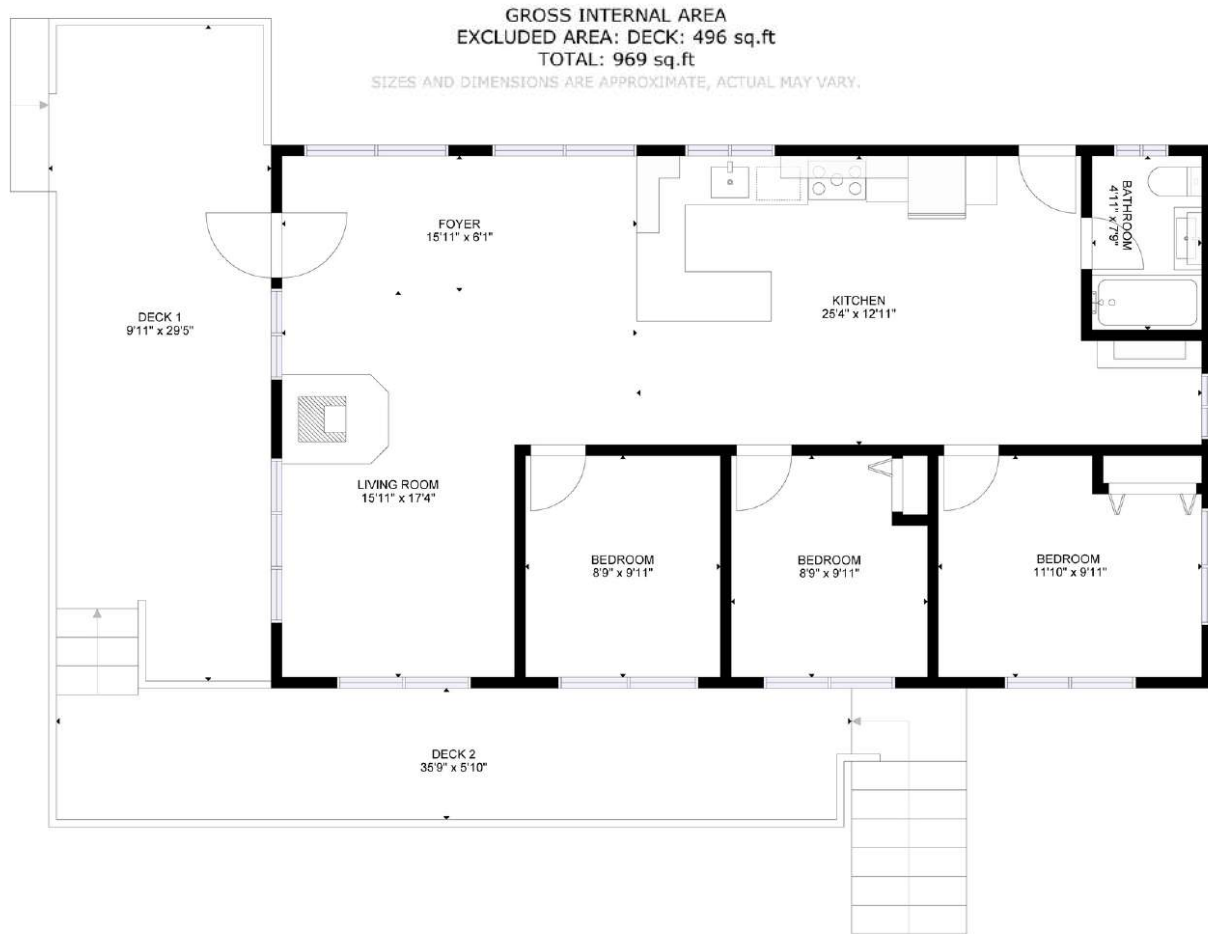
- All beds
- Table

Exclusions

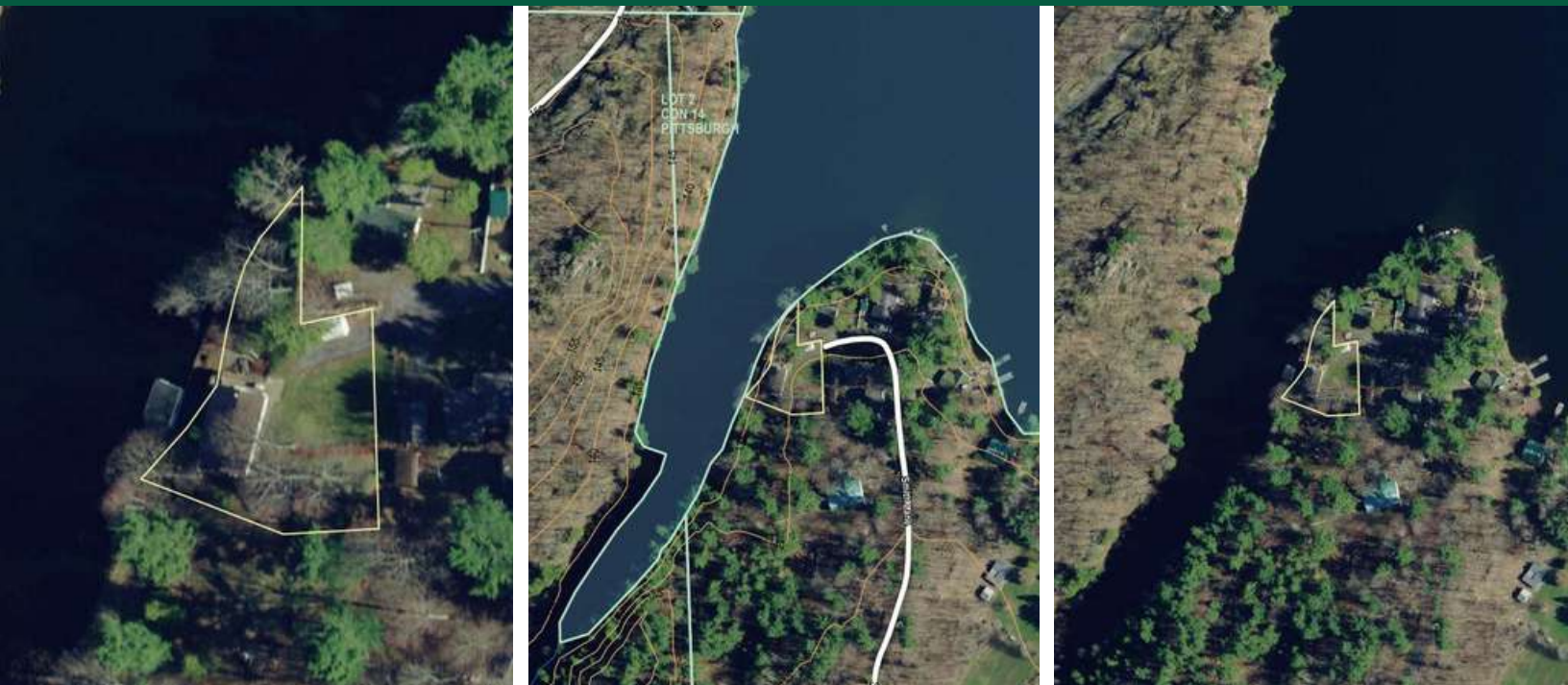
- Large grey couches & lazy boys in living room
- Coffee tables in living room
- All TVs
- All personal items
- Plates & cutlery
- All contents of the garage
- All contents of the bunkie
- Outdoor furniture
- Blackstone
- Satellite internet
- Kayaks
- Boards
- Boat and motor
- Floating island
- Outdoor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



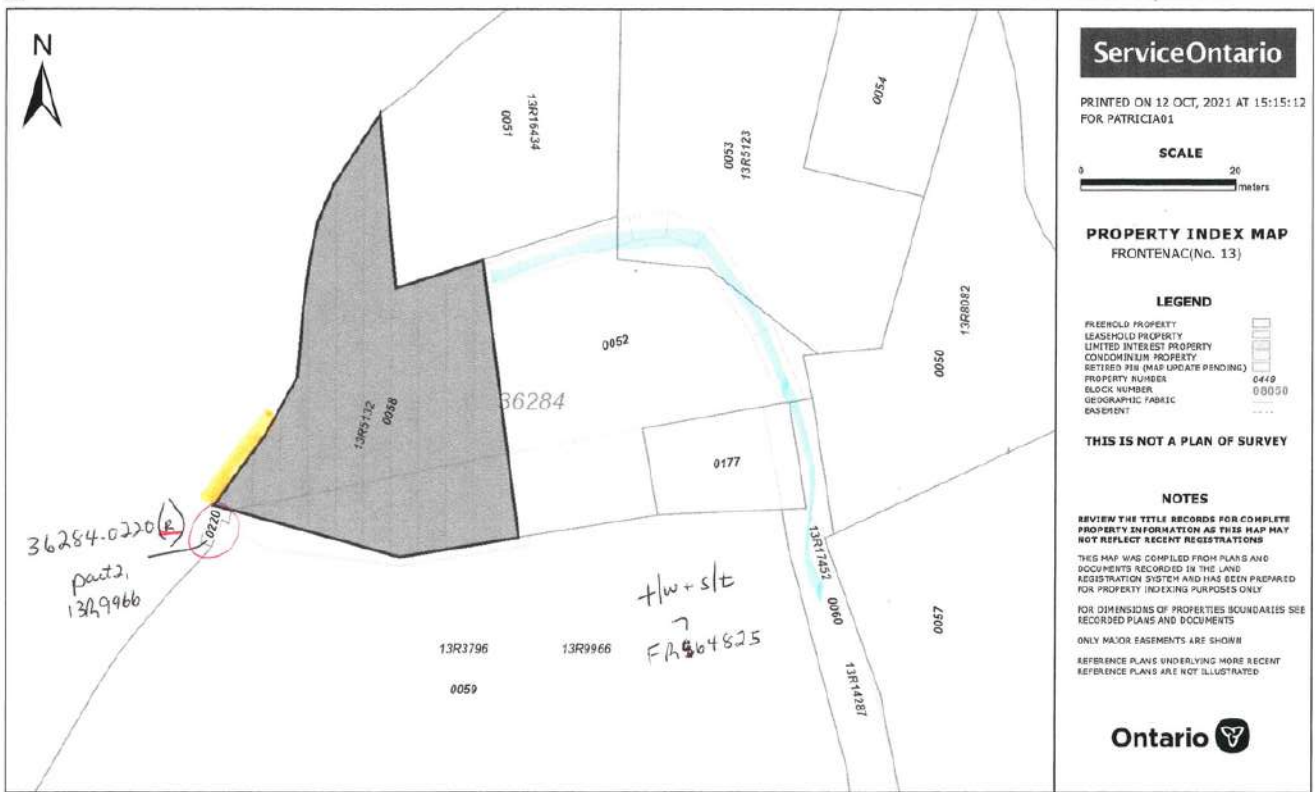
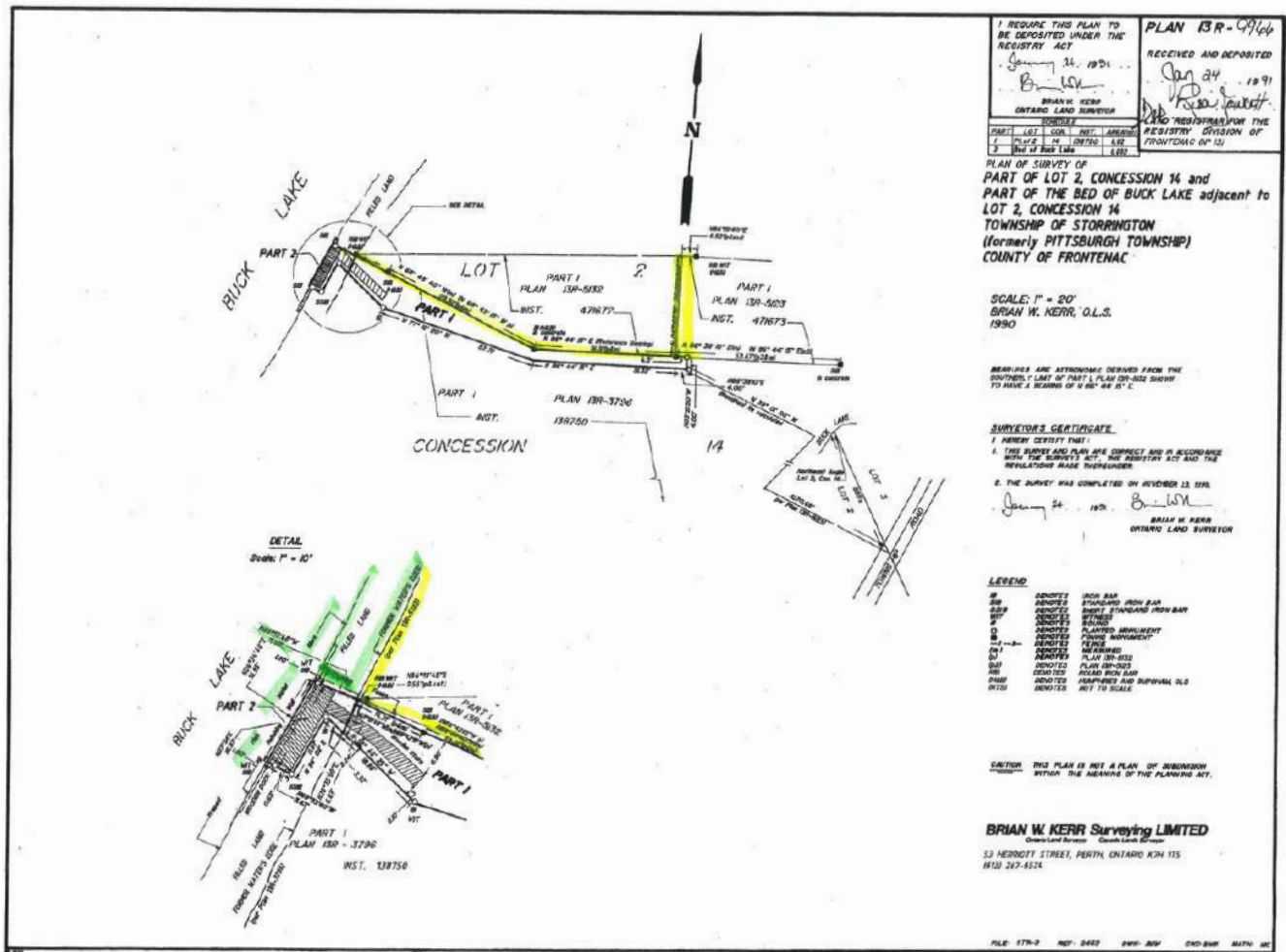
FLOOR PLAN



AERIAL IMAGES



SURVEY & PIN MAP



WETT INSPECTION PHOTO DETAILS



Rear clearance required: 6".

Rear clearance actual: 8".

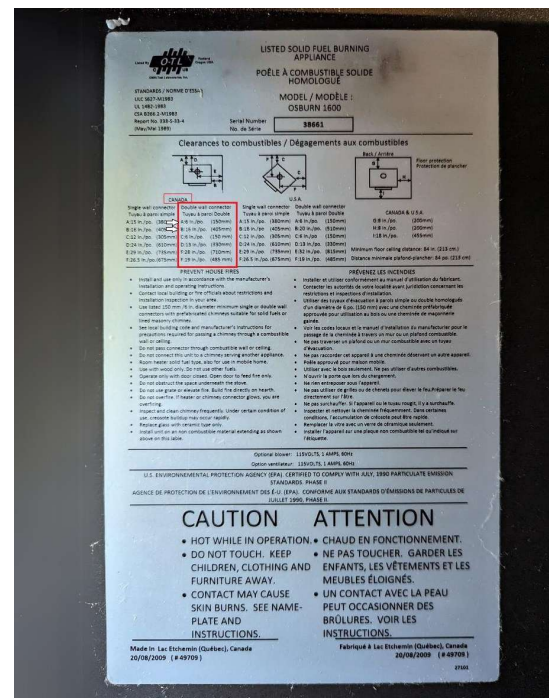


Selkirk model 'Supervent' Listed S629
(Suitable for solid fuel).



Selkirk Supervent ceiling support.

Selkirk DSP double wall
flue pipe.



CANADA		U.S.A.	
Single wall connector	Double wall connector	Single wall connector	Double wall connector
A: 15 in./po. (380mm)	A: 6 in./po. (150mm)	A: 15 in./po. (380mm)	A: 6 in./po. (150mm)
B: 16 in./po. (405mm)	B: 6 in./po. (150mm)	B: 16 in./po. (405mm)	B: 6 in./po. (150mm)
C: 12 in./po. (305mm)	C: 6 in./po. (150mm)	C: 12 in./po. (305mm)	C: 6 in./po. (150mm)
D: 24 in./po. (610mm)	D: 13 in./po. (330mm)	D: 24 in./po. (610mm)	D: 13 in./po. (330mm)
E: 29 in./po. (735mm)	E: 19 in./po. (485mm)	E: 29 in./po. (735mm)	E: 19 in./po. (485mm)
F: 26.5 in./po. (675mm)	F: 19 in./po. (485mm)	F: 26.5 in./po. (675mm)	F: 19 in./po. (485mm)



Ember pad required to front: 18".

Actual: 24".

CANADA		U.S.A.	
Single wall connector	Double wall connector	Single wall connector	Double wall connector
Tuyau à paroi simple	Tuyau à paroi Double	Tuyau à paroi simple	Tuyau à paroi Double
A: 15 in./po. (380mm)	A: 6 in./po. (150mm)	A: 15 in./po. (380mm)	A: 6 in./po. (150mm)
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PREVENT HOUSE FIRES

Install and use only in accordance with the manufacturer's instructions.

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

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

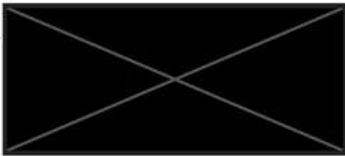


Address:

Inspection location: ☒ Same as requested or:

Address:

Email



Phone

Email:

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"	☐ N/A ☒ Yes ☐ No ☐ UTI
2. Combustible rear wall	6"	>8"	☐ N/A ☒ Yes ☐ No ☐ UTI
3. Combustible corner	6"		☒ N/A ☐ Yes ☐ No ☐ UTI
4. Top / ceiling	84"from floor	>84"	☐ N/A ☒ Yes ☐ No ☐ UTI
5. Shielding rear			☒ N/A ☐ Yes ☐ No ☐ UTI
6. Shielding right side			☒ N/A ☐ Yes ☐ No ☐ UTI

WETT INSPECTION CHECKLIST 3/5

Wood Stove and Flue Pipe - page 2

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



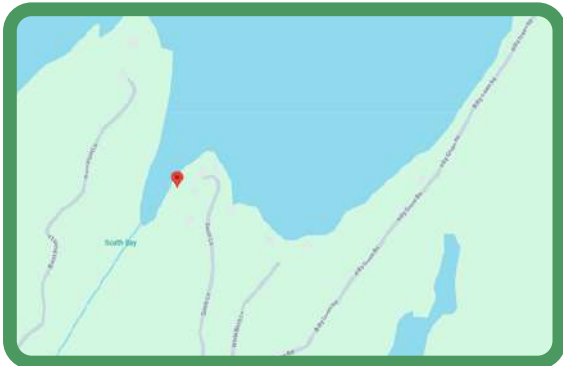
Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=ZkhPf3kiVjc>

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		List: \$654,000 For: Sale		
	South Frontenac Ontario K0H 2L0				
	South Frontenac Frontenac South Frontenac				
SPIS: N		Taxes: \$3,158.87/2024		DOM: 1	
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					
MLS#: X11994713 PIN#: 362840058					
Possession Remarks: TBD					
Kitchens:	1	Exterior:	Vinyl Siding	Zoning: RLSW	
Fam Rm:	Y	Drive:	Pvt Double	Cable TV: N	
Basement:	Crawl Space	Gar/Gar Spcs:	None / 0	Hydro: Y	
Fireplace/Stv:	Y	Drive Park Spcs:	4	Gas: N	
Heat:	Forced Air / Electric	Tot Prk Spcs:	4	Phone: A	
A/C:	Other	UFFI:		Water: Other	
Central Vac:	N	Pool:	None	Water Supply: Lake/River	
Apx Age:	51-99	Energy Cert:		Sewer: Septic	
Apx Sqft:	700-1100	Cert Level:		Spec Desig: Unknown	
Assessment:		GreenPIS:		Farm/Agr:	
POTL:		Prop Feat:	Family Room, Fireplace/Stove, Rolling, Waterfront, Waterfront, Wooded/Treed	Waterfront: Direct	
POTL Mo Fee:				Retirement:	
Elevator/Lift:				Oth Struct:	
Laundry Lev:					
Phys Hdcap-Eqp:					
Water Body Name: Buck		Shoreline: Clean,Deep,Weedy			
Water Body Type: Lake		Shoreline Allowance: None			
Water Frontage (M): 55.77		Shoreline Exp: Nw			
Topography: Rolling,Wooded/Treed		Alternative Power: None			
Water Features: Waterfront-Deeded		Easements/Restrict: Unknown			
Access to Property: Private Road		Rural Services:			
Docking Type: Private		Cell Services,Electricity Connected,Garbage Pickup,Recycling			
Water View: Direct		Pickup,Telephone Available			
WaterfrontYN: Y		Waterfront Accessory Bldgs: Not Applicable			
Waterfront: Direct					
#	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 Tile Floor
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 that has a shared tile bed with the neighbouring cottage. 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 waters 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.					
Extras:					
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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