

Charming Waterfront Retreat on Buck Lake



6868 Smith Lane, Perth Road Village, ON

- # 40666711
- \$ \$659,000
- 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



www.gurreathomes.com

info@gurreathomes.com

(613) 273-9595



Not intended to solicit clients under contract. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Table of Contents

**6868 Smith Lane
Perth Road Village, ON**

| | |
|---------------------------------------|-----------|
| Features | 3 |
| Inclusions & Exclusions | 4 |
| Floor Plan & Aerial Images | 6 |
| Survey & Pin Map | 6 |
| WETT Inspection Photo Detail | 7 |
| WETT Inspection | 8 |
| WETT Inspection Checklist | 9 |
| Interactive Links | 14 |
| MLS Listing | 15 |
| Contact Information | 16 |



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

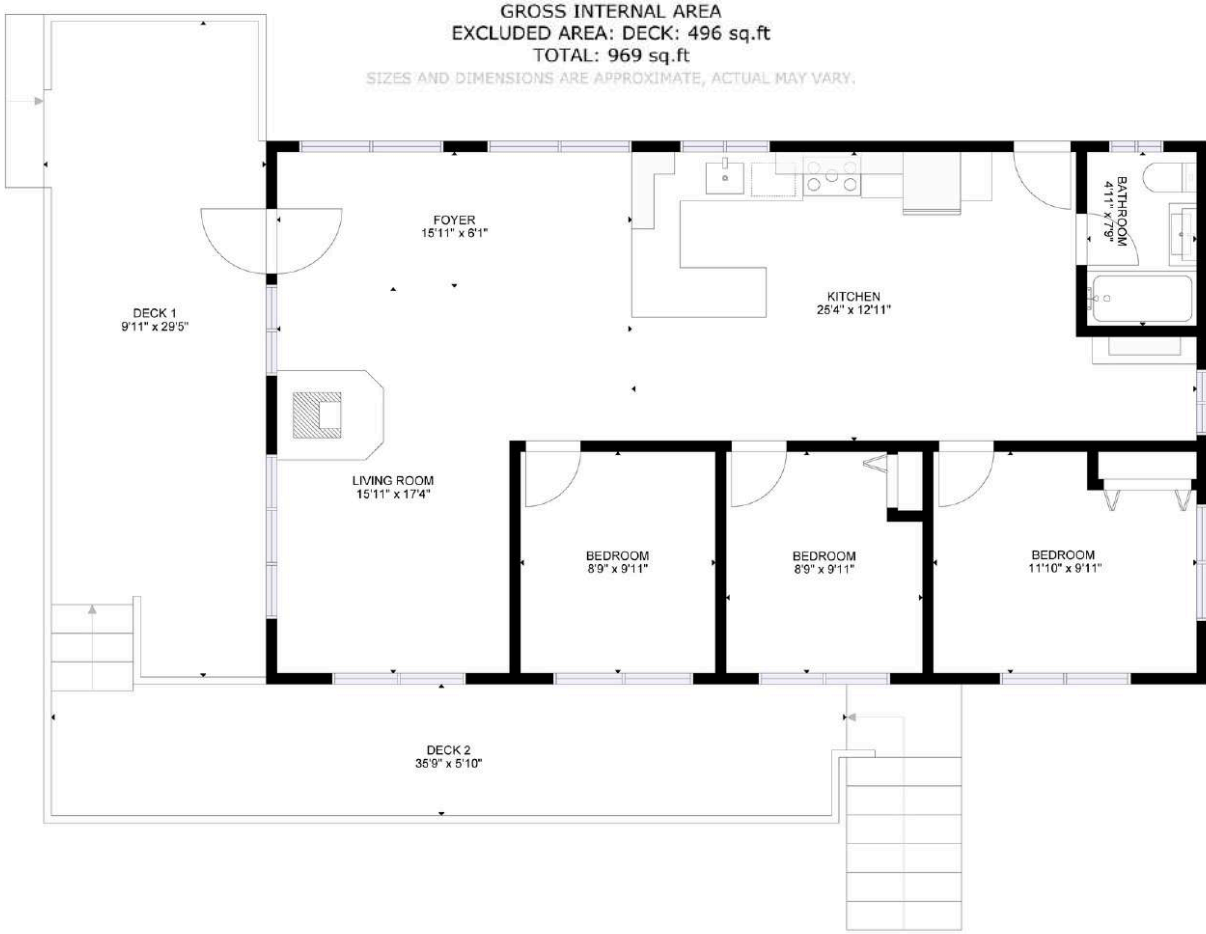
- All beds
- Table

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



WETT INSPECTION PHOTO DETAILS



Rear clearance required: 6".

Rear clearance actual: .8".

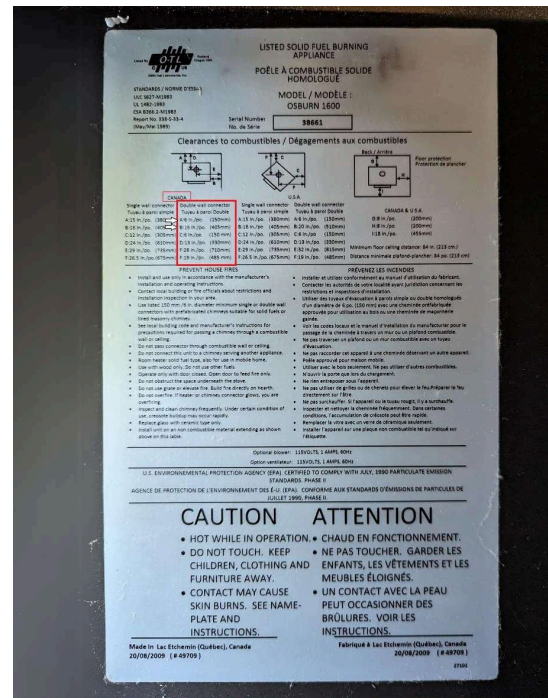


Selkirk model 'Supervent' Listed S629 (Suitable for solid fuel).



Selkirk Supervent ceiling support.

Selkirk DSP double wall flue pipe.



LISTED SOLID FUEL BURNING APPLIANCE
POÊLE À COMBUSTIBLE SOLIDE HOMOLOGUÉE

MODEL / MODÈLE
OSBURN 1600

Serial Number
38661

Clearances to combustibles / Dégradations aux combustibles

CAUTION ATTENTION

- HOT WHILE IN OPERATION • CHAUD EN FONCTIONNEMENT.
- DO NOT TOUCH, KEEP CHILDREN, CLOTHING AND FURNITURE AWAY. • NE PAS TOUCHER, GARDER LES ENFANTS, LES VÊTEMENTS ET LES MEUBLES ÉLOIGNÉS.
- CONTACT MAY CAUSE SKIN BURNS. SEE NAME-PLATE AND INSTRUCTIONS. • UN CONTACT AVEC LA PEAU PEUT OCCASIONNER DES BRÛLURES. VOIR LES INSTRUCTIONS.

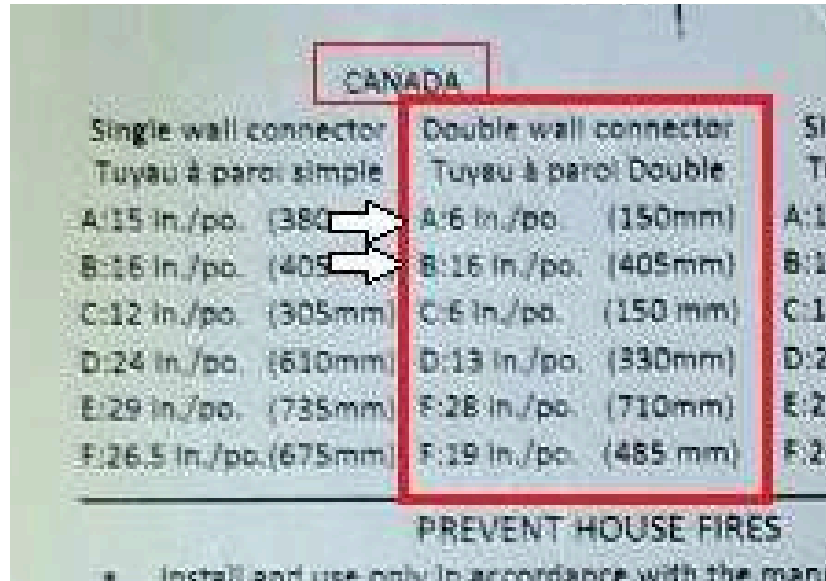
PREVENT HOUSE FIRES

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



Ember pad required to front: 18".

Actual: 24".



| CANADA | |
|---|---|
| Single wall connector Tuyau à paroi simple | Double wall connector Tuyau à paroi Double |
| A:15 in./po. (380) | A:6 in./po. (150mm) |
| B:16 in./po. (405) | B:16 in./po. (405mm) |
| C:12 in./po. (305mm) | C:6 in./po. (150 mm) |
| D:24 in./po. (610mm) | D:13 in./po. (330mm) |
| E:29 in./po. (735mm) | E:28 in./po. (710mm) |
| F:26.5 in./po. (675mm) | F:19 in./po. (485 mm) |

PREVENT HOUSE FIRES

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

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

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

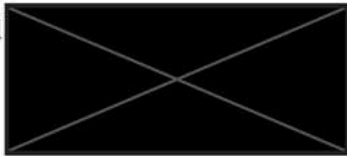


Address:

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" | <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> UTI |
| 2. Combustible rear wall | 6" | >8" | <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> UTI |
| 3. Combustible corner | 6" | | <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> UTI |
| 4. Top / ceiling | 84"from floor | >84" | <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> UTI |
| 5. Shielding rear | | | <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> UTI |
| 6. Shielding right side | | | <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> 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. | | | |
| Flue Pipe Type: <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



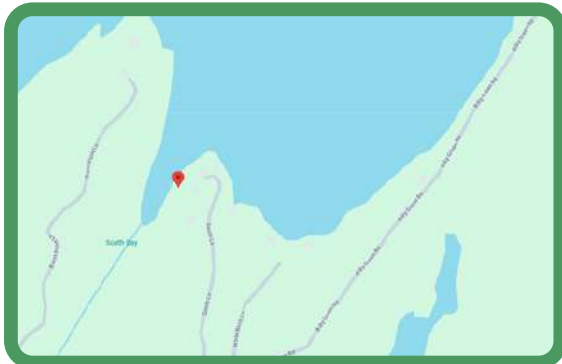
Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=ZkhPf3kiVjc>

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, Perth Road Village, Ontario K0H 2L0

Listing

Client Full
Active / Residential

[6868 SMITH Ln Perth Road Village](#)

Listing ID: 40666711
Price: \$659,000



Frontenac/Frontenac/47 - Frontenac South Bungalow/House

Water Body: **Buck Lake**
Type of Water: **Lake**

| | Beds | Baths | Kitch |
|------|------|-------|-------|
| Main | 3 | 1 | 1 |

Beds (AG+BG): **3 (3 + 0)**
Baths (F+H): **1 (1 + 0)**
SF Fin Total: **969**
AG Fin SF Range: **501 to 1000**
AG Fin SF: **969/Other**
DOM: **0**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$3,158.87/2024**

Remarks/Directions

Public Rmks: 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 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.

Waterfront

Waterfront Type: **Direct Waterfront**
Waterfront Features: **Water Access Deeded**
Dock Type: **Private Docking**
Shoreline: **Clean, Deep, Natural, Sandy, Weedy**
Shore Rd Allow: **None**
Channel Name:

Water View: **Direct Water View**
Boat House:
Frontage: **183.00**
Exposure: **North, West**
Island Y/N: **No**

Auxiliary Buildings

| Building Type | Beds | Baths | # Kitchens | Winterized |
|------------------|------|-------|------------|------------|
| Bunkhouse | | | | |

Exterior

Exterior Feat: **Deck(s), Fishing, Year Round Living**
Construct. Material: **Vinyl Siding**
Shingles Replaced:
Year/Desc/Source: **1968//Estimated**
Property Access: **Private Road**
Other Structures: **Other**
Garage & Parking: **Private Drive Double Wide//Gravel Driveway**
Parking Spaces: **4**
Services: **Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet Avail, Recycling Pickup, Telephone Available**

Foundation: **Concrete Block**
Roof: **Metal**
Prop Attached: **Detached**
Apx Age: **51-99 Years**
Rd Acc Fee:
Winterized: **Fully Winterized**
Garage Spaces:

Water Source: **Lake/River**
Water Tmnt: **Heated Water Line, UV System**
Sewer: **Septic, Shared**

Lot Size Area/Units: **0.280/Acres**
Acres Range: **< 0.5**
Lot Front (Ft): **183.00**
Lot Depth (Ft): **79.40**
Location: **Rural**
Area Influences: **Access to Water, Lake/Pond, School Bus Route**
View: **Bay, Forest, Lake, Trees/Woods, Water**
Topography: **Rolling, Wooded/Treed**
Retire Com:
Fronting On: **West**
Exposure: **North, West**

Restrictions:

Interior

Interior Feat: **Ceiling Fans, Water Heater Owned**
Security Feat: **Smoke Detector(s)**
Basement: **Crawl Space**
Cooling: **Other**
Heating: **Airtight Stove, Electric Hot Water, Forced Air-Propane, Woodstove**
Fireplace: **1/ Wood, Wood Stove**
Under Contract: **Propane Tank**
Inclusions: **Dishwasher, Hot Water Tank Owned, Microwave, Refrigerator, Smoke Detector, Stove, TV Tower/Antenna, Window Coverings**
Add Inclusions: **Some furniture (see list)**
Exclusions: **2 camera lights**

Basement Fin: **Unfinished**
FP Stove Op: **Yes**
Contract Cost/Mo:

Property Information

Common Elem Fee: **No**
Legal Desc: **PT LT 2 CON 14 STORRINGTON AS IN FR775606; T/W FR775606; SOUTH FRONTENAC**
Zoning: **RLSW**
Assess Val/Year: **\$323,000/2016**
PIN: **362840058**
ROLL: **102906007012900**
Possession/Date: **Flexible/**

Local Improvements Fee:
Survey: **Available/**
Hold Over Days:
PIN 2:
Occupant Type: **Owner**
Deposit: **10,000**

Brokerage Information

List Date: **10/21/2024**
List Brokerage: **Royal LePage ProAlliance Realty, Brokerage**

Source Board: Kingston and Area Real Estate Association
Prepared By: Tammy Gurr, Broker
Date Prepared: 10/21/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
POWERED by [itsrealestate.ca](#). All rights reserved.



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



Westport Office:
7 Spring Street, P.O. Box 148,
Westport, ON K0G 1X0

www.gurreathomes.com
info@gurreathomes.com
(613) 273-9595

Kingston Office:
640 Cataraqui Woods Drive
Kingston, ON K7P 2Y5

Your Total Real Estate Package!