



6868 Smith Lane **List: \$654,000 For: Sale**
South Frontenac Ontario K0H 2L0
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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 Pickup,Telephone Available
Water View: Direct	Waterfront Accessory Bldgs: Not Applicable
WaterfrontYN: Y	
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**