



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

Kitchens: 1 Fam Rm: Y Basement: Crawl Space Fireplace/Stv: Y Heat: Forced Air / Electric A/C: Other Central Vac: N Apx Age: 51-99 Apx Sqft: 700-1100 Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Vinyl Siding Drive: Pvt Double Gar/Gar Spcs: None / 0 Drive Park Spcs: 4 Tot Prk Spcs: 4 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room, Fireplace/Stove, Rolling, Waterfront, Waterfront, Wooded/Treed	Zoning: RLSW Cable TV: N Hydro: Y Gas: N Phone: A Water: Other Water Supply: Lake/River Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: Oth Struct: Survey Type: Available
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Water Body Name: Buck Lake
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 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. 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