

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/HouseWater 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** Water View: **Direct Water View**
 Waterfront Features: **Water Access Deeded**
 Dock Type: **Private Docking** Boat House:
 Shoreline: **Clean, Deep, Natural, Sandy, Weedy** Frontage: **183.00**
 Shore Rd Allow: **None** Exposure: **North, West**
 Channel Name: Island Y/N: **No**

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Bunkhouse				

Exterior

Exterior Feat: **Deck(s), Fishing, Year Round Living** Roof: **Metal**
 Construct. Material: **Vinyl Siding** Prop Attached: **Detached**
 Shingles Replaced: Foundation: **Concrete Block** Apx Age: **51-99 Years**
 Year/Desc/Source: **1968//Estimated** Rd Acc Fee:
 Property Access: **Private Road** Winterized: **Fully Winterized**
 Other Structures: **Other** Garage Spaces:
 Garage & Parking: **Private Drive Double Wide//Gravel Driveway** Driveway Spaces: **4.0**
 Parking Spaces: **4** Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet Avail, Recycling Pickup, Telephone Available
 Services: 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** Acres Rent:
 Lot Front (Ft): **183.00** Lot Depth (Ft): **79.40** Lot Shape: **Irregular**
 Location: **Rural** Land Lse Fee:
 Area Influences: **Access to Water, Lake/Pond, School Bus Route** Retire Com:
 View: **Bay, Forest, Lake, Trees/Woods, Water** Fronting On: **West**
 Topography: **Rolling, Wooded/Treed** Exposure: **North, West**
 Restrictions:

Interior

Interior Feat: **Ceiling Fans, Water Heater Owned**
 Security Feat: **Smoke Detector(s)**
 Basement: **Crawl Space** Basement Fin: **Unfinished**
 Cooling: **Other**
 Heating: **Airtight Stove, Electric Hot Water, Forced Air-Propane, Woodstove**
 Fireplace: **1/Wood, Wood Stove** FP Stove Op: **Yes**
 Under Contract: **Propane Tank** Contract Cost/Mo:
 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**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PT LT 2 CON 14 STORRINGTON AS IN FR775606; T/W FR775606; SOUTH FRONTENAC** Survey: **Available/**
 Zoning: **RLSW** Hold Over Days:
 Assess Val/Year: **\$323,000/2016** PIN 2:
 PIN: **362840058** Occupant Type: **Owner**
 ROLL: **102906007012900** Deposit: **10,000**
 Possession/Date: **Flexible/**

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

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