

PRICE
REDUCED

*Your Buck Lake Oasis:
A True Canadian Shield Retreat*

441B MacComish Lane, South Frontenac, ON

X12407483

\$ \$1,750,000

3 Bedrooms

2 Bathrooms

2.66 Acres

Buck Lake

Waterfront Oasis on beautiful Buck Lake!

This stunning property provides resort style living and offers a change of pace from city life. Enjoy cross country skiing, skating, fishing year-round, snowmobiling with many trails nearby, snowshoeing, ATV riding and in the summer – waterskiing, tubing, canoeing, kayaking, swimming, snorkelling plus more!

The property features over 2 acres of land and 200 feet of shoreline. In 2012, this gorgeous home was built just 30 feet from the deep, clean waters of beautiful Buck Lake. Off the dock you can enjoy the best of both worlds with level access to shallow water for the kids beside the dock and depths of about 25 feet off the end of the dock. Enjoy the large dock, covered boat slip and tiki bar – all with southern exposure where you can enjoy both the sunrise and sunset.

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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South Frontenac, ON**

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FEATURES

Waterfront Oasis on beautiful Buck Lake!

- This stunning property provides resort style living and offers a change of pace from city life. Enjoy cross country skiing, skating, fishing year-round, snowmobiling with many trails nearby, snowshoeing, ATV riding and in the summer – waterskiing, tubing, canoeing, kayaking, swimming, snorkelling plus more!
- The property features over 2 acres of land and 200 feet of shoreline. In 2012, this gorgeous home was built just 30 feet from the deep, clean waters of beautiful Buck Lake. Off the dock you can enjoy the best of both worlds with level access to shallow water for the kids beside the dock and depths of about 25 feet off the end of the dock. Enjoy the large dock, covered boat slip and tiki bar – all with southern exposure where you can enjoy both the sunrise and sunset.
- The view is stunning over the north end of Buck Lake looking out over the bay. There are multiple islands, bays and shoals to explore. Buck Lake is a deep Canadian Shield lake with lake trout, pike, large and smallmouth bass as well as various other smaller fish. This location is private and peaceful with plenty of wildlife surrounding the property.
- Back up at the house, as you enter under the timber frame porch, you immediately feel a sense of relaxation in this stunning lake house. The main floor has a large and open concept kitchen, dining room, and living room with expansive windows and direct access out to the deck. The custom cordon-blue kitchen is a real showpiece with Madagascar blue granite countertops, double drawer dishwasher, under-counter microwave and a pot filler above the propane stove. Enjoy cozy evenings with the warmth of the Pacific Energy woodstove in the living room.
- There is a main floor bedroom with an attached 4-piece bathroom that also has access from the front foyer area along with a smaller room currently used as an office, but that could be utilized as another bedroom. The bathrooms and foyer have beautiful, heated slate floors while the balance of the home is all wide-plank pine flooring, which was milled right off the property.
- Up the oak and maple stairway to the second level, you will find a large bedroom at the rear of the home that shares the space with laundry facilities, and the entire balance of this level features an amazing primary bedroom with cathedral ceilings, custom cabinets, a 3-piece ensuite bathroom and gorgeous views down over the dock and the pristine waters of Buck Lake.
- The home sits on a partial basement / crawlspace with concrete floor spray foam walls that is home to all the utilities. The home is heated by propane forced air, has a 200-amp electrical service, lake water system with filtration and UV light, Hide-A-Hose central vacuum, HRV, electric hot water, A/C and an on-demand backup generator system.
- At the rear of the home is a catwalk leading to extra living space above the 2-car detached garage and workshop. In this space you will find a large family room, dining area, and a small food prep. space along with one bedroom and a 2-piece bathroom. There is access out to a small deck and stairs down to the laneway level.
- The property around the home has been beautifully landscaped with natural stone with glimmers of mica that catch the sunshine while the rear part of the property is full of mature trees. The exterior of the home and garage have vertical Timberthane wood siding with a lifetime guarantee.
- Start planning a lifestyle change – take long walks, make maple syrup, swim in crystal clear waters and enjoy campfires under the stars. Located just 15 minutes south of Westport or 40 minutes north of Kingston.

Directions

- Perth Road South of Westport to MacComish Lane, follow to end at #441 B.

MORE INFORMATION

The Lake House at 441B MacComish Lane

Discover a meticulously crafted, turn-key waterfront estate on beautiful Buck Lake. This property is offered with an extensive list of high-end inclusions, making it the ultimate recreational paradise.

A Dock Built for Adventure & Entertainment:

- *Entertain in Style:* Host guests at the fully-equipped Tiki Bar on the dock, complete with power and water for effortless lakeside gatherings.
- *Premium Watercraft Accommodations:* Protect your investment in the covered boat slip and dedicated Sea-Doo dock, with deep water off the main dock.
- *Playtime Included:* Dive into fun immediately with a fishing boat, a luxury Sugar Sand ski boat, a Sea-Doo, two quads, and two Ski-Doos *available by separate agreement*.
- *Move-In Ready:* The home is offered with all major appliances, including two dishwashers, all light fixtures, window treatments, and furniture.

A Legacy of Quality & Craftsmanship:

Built in 2012, this custom home on three acres is defined by its superior construction and thoughtful design.

Key features include:

- *Built to Last:* 2x6 construction, premium Jeld-Wen windows, and exterior siding backed by a lifetime guarantee.
- *Artisan Interior Details:* Heated slate floors, a classic wood stove, a chef's kitchen with striking granite, and wide-plank wood floors milled from the property's own trees.
- *Four-Season Comfort:* Enjoy perfect climate control year-round with a new furnace, central A/C, an HRV system, and a whole-home generator.
- *Space for Everyone:* The compound includes a detached garage with a versatile loft apartment, a utility basement, and stunning, low-maintenance grounds.

This is a rare offering of a fully-equipped luxury retreat, ready to deliver a lifetime of memories on the pristine waters of Buck Lake.



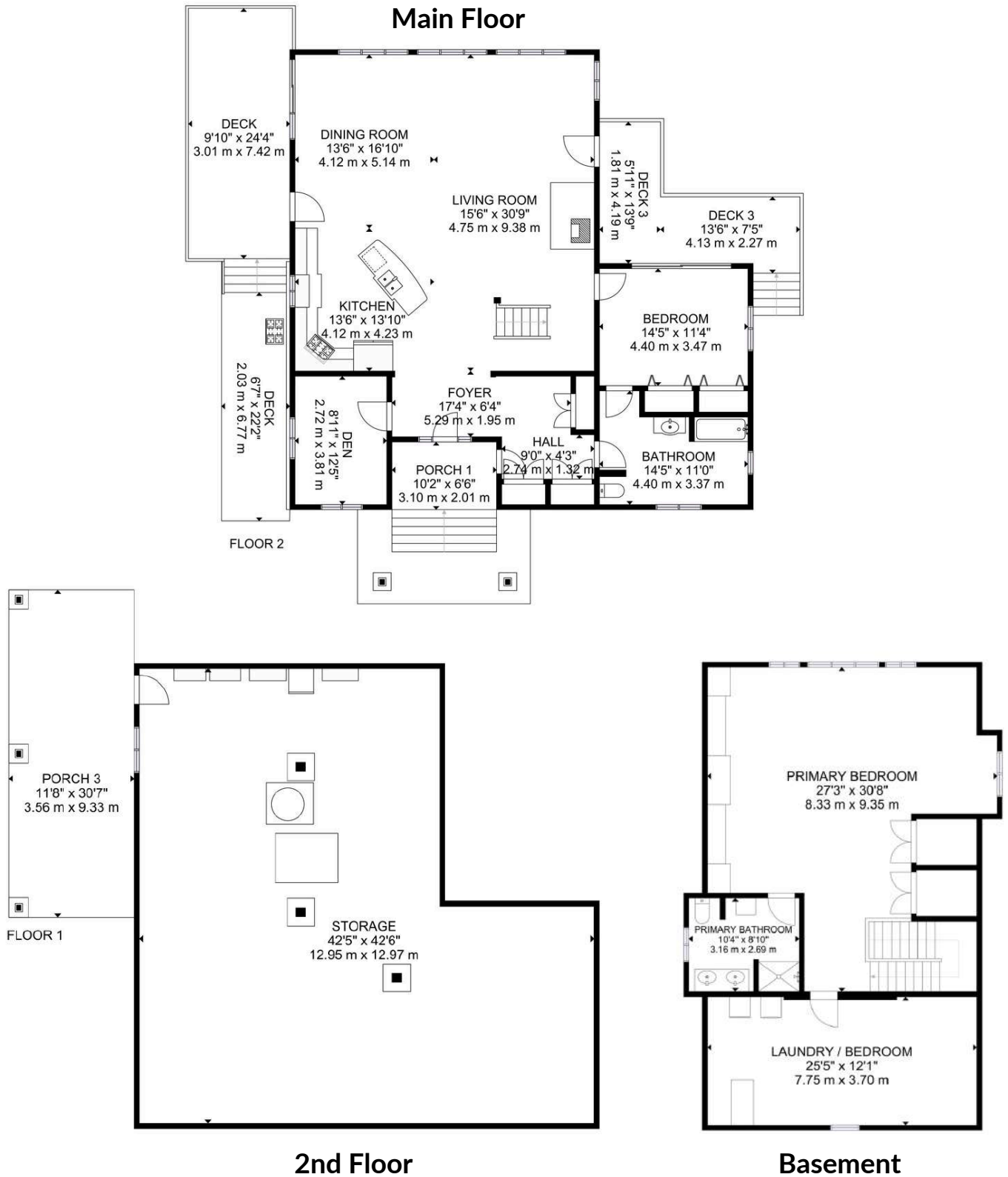
GALLERY

Utilities & Annual Costs (2025)

Taxes	Hydro	Internet	Propane	Insurance	Road Dues	Snow Removal
\$6,653.37	\$1,463	\$1,728	\$1,273	\$1,964	\$400	\$630



FLOOR PLAN: MAIN HOUSE



GROSS INTERNAL AREA FLOOR

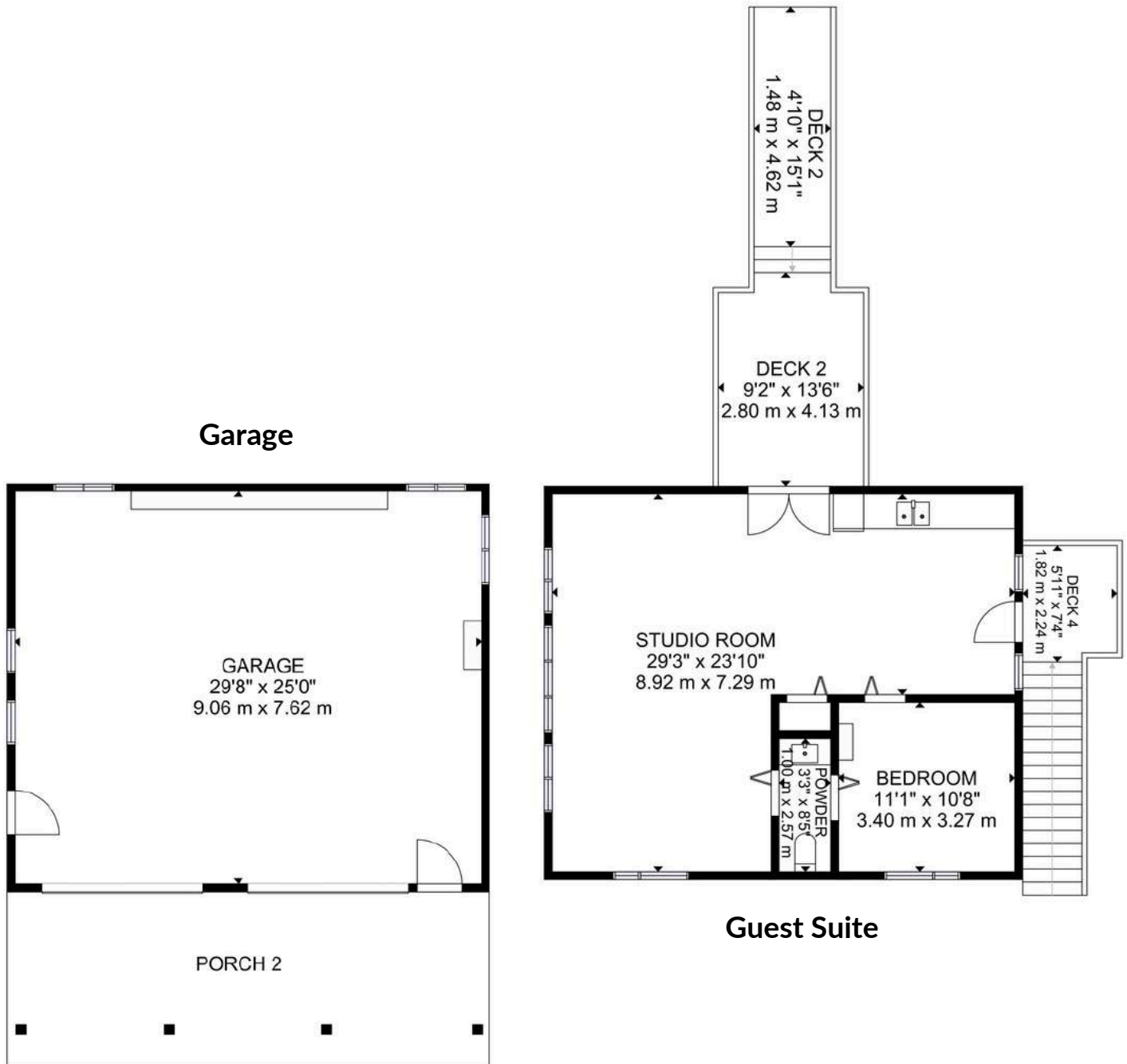
1: 1486 sq.ft, 138 m², FLOOR 2: 2241 sq.ft, 208 m², FLOOR 3: 1131 sq.ft, 105 m²

EXCLUDED AREA: PORCH 3: 358 sq.ft, 33 m², PORCH 2: 339 sq.ft, 31 m², GARAGE: 743 sq.ft, 69 m², DECK: 388 sq.ft, 36 m²

PORCH 1: 67 sq.ft, 6 m², DECK 2: 193 sq.ft, 18 m², DECK 3: 174 sq.ft, 16 m², DECK 4: 43 sq.ft, 4 m²

TOTAL: 4858 sq.ft, 451 m²

FLOOR PLAN: GUEST RESIDENCE



GROSS INTERNAL AREA FLOOR

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TOTAL: 4858 sq.ft, 451 m²

WETT INSPECTION



SOLID-FUEL BURNING EQUIPMENT COMPLIANCE REPORT

CLIENT: [REDACTED]	DATE OF INSPECTION: <u>Oct 9/12</u>
ADDRESS: <u>441 Maccomish Lane Westport, ON</u>	PHONE NO.: [REDACTED]
POSTAL CODE:	CELL NO.:

WOODSTOVE AND FLUE PIPE

APPLIANCE STANDARD: ULC S627 EPA CSA B415 Unknown Uncertified

LISTING AGENCY: ULC CSA WH (ITS) UL OTL

MANUFACTURER: Pacific Energy SERIAL NO.: 236769

MODEL: TS FLUE SIZE: 6

INSTALLED BY: The Stove Store INSTALLATION MANUAL AVAILABLE: NO YES

INSTALLED IN: Residence Mobile Home Combustible Alcove Garage Other: _____

INSTALLED IN: Basement Main Floor Other: _____

Inspection Results: Indicate inspection results for each component. Code Compliance includes proper use of listed components. An inspection can be expected to include some components marked UTI.
 N/A = Not Applicable UTI = Unable To Inspect.

CLEARANCES	ACTUAL	REQ'D	CODE COMPLIANCE
Combustible Side Wall			<input checked="" type="checkbox"/> N/A <input type="checkbox"/> NO <input type="checkbox"/> YES
Combustible Rear Wall	<u>5"</u>	<u>5"</u>	<input type="checkbox"/> N/A <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
Combustible Corner			<input checked="" type="checkbox"/> N/A <input type="checkbox"/> NO <input type="checkbox"/> YES
Top/Ceiling Clearance	<u>95"</u>	<u>82"</u>	<input type="checkbox"/> N/A <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
Shielding			<input checked="" type="checkbox"/> N/A <input type="checkbox"/> NO <input type="checkbox"/> YES
Ember Pad Size	<u>21"</u>	<u>18"</u>	<input type="checkbox"/> N/A <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
Ember Pad Material	<u>Tile</u>		<input type="checkbox"/> N/A <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
Heat Protection: Floor	<u>Tile</u>		<input type="checkbox"/> N/A <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES

Notes:

FLUE PIPE TYPE:	ACTUAL	REQ'D	CODE COMPLIANCE
<input type="checkbox"/> Single <input checked="" type="checkbox"/> Double			SIZE: <u>6"</u>
CLEARANCES	ACTUAL	REQ'D	CODE COMPLIANCE
Flue Pipe			<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
Total Length	<u>60"</u>		<input type="checkbox"/> N/A <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
Elbows			<input checked="" type="checkbox"/> N/A <input type="checkbox"/> NO <input type="checkbox"/> YES
Fastening	<u>screws</u>		<input type="checkbox"/> N/A <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
Expansion Joint if Vertical			<input type="checkbox"/> N/A <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
Connection to Breech			<input type="checkbox"/> N/A <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
Connection to Chimney			<input type="checkbox"/> N/A <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES

Notes:

OTHER CONSIDERATIONS	CODE COMPLIANCE
Alcove Approved	<input type="checkbox"/> NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> N/A <input type="checkbox"/> NO <input type="checkbox"/> YES
Mobile Home Approved	<input type="checkbox"/> NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> N/A <input type="checkbox"/> NO <input type="checkbox"/> YES
Outdoor Air Connection	<input type="checkbox"/> NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> N/A <input type="checkbox"/> NO <input type="checkbox"/> YES
Required?	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> N/A <input type="checkbox"/> NO <input type="checkbox"/> YES
Photos Taken	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES

Notes: (Appliance condition, etc.)

INSPECTOR	<u>Chad Belanger</u>
SIGNATURE	<u>[Signature]</u>
WETT NO.	<u>9353</u>
DATE	<u>Oct 9/12</u>



6 Beverly St., Box 1 Spencerville, ON K0E 1X0
 P: 613-658-3101 F: 613-658-3882
 thestovestore@ripnet.com www.thestovestore.net

UNIT NO.: _____

Inspection results are at time of inspection, and therefore may have been modified since. Therefore, The Stove Store is in no way responsible after the date of inspection.

INTERACTIVE LINKS

Virtual Tour



Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=jm1Wr26varA>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/aJd1d4e1LP4>

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/k1Z8JvKjYS8KeGuP8>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/441BMcComishLane/>

MLS LISTING



441B MacComish Lane **List: \$1,750,000 For: Sale**
South Frontenac Ontario K0H 2L0
 South Frontenac Frontenac
SPIS: N **Taxes: \$6,653.37/2025** **DOM: 78**

Detached **Front On: S** **Rms: 10**
Link: N **Acres: 2-4.99** **Bedrooms: 3**
 2-Storey **Washrooms: 2**
 1x4xMain, 1x3x2nd
Lot: 205 x 412 Feet Irreg:
Dir/Cross St: Perth Road / MacComish Lane
Directions: Perth Road South of Westport to MacComish Lane, follow to end at #441 B

MLS#: X12407483 **PIN#: 362481023**

Possession Remarks: TBD
Legal: PT LT 4 CON 13 BEDFORD AS IN FR761352; S/T & T/W FR761352; SOUTH FRONTENAC PT LT 4, CON 13, PT 6, 13R12010; BEDFORD TOWNSHIP OF SOUTH FRONTENAC

Kitchens: 1	Exterior: Wood	Zoning: RLSW
Fam Rm: N	Gar/Gar Spcs: Detached / 2	Cable TV: N
Basement: Full / Unfinished	Park/Drive:	Hydro: Y
Fireplace/Stv: Y	Drive: Private Double	Gas: N
Heat: Forced Air / Propane	Drive Park Spcs: 6	Phone: Y
A/C: Central Air	Tot Prk Spcs: 8	Water: Other
Central Vac: Y	UFFI: None	Water Supply Type: Sediment Filter, Lake/River
Apx Age: 6-15	Pool:	Sewer: Septic
Year Built: 2012	Energy Cert:	Spec Desig: Unknown
Apx Sqft: 3000-3500	Cert Level:	Farm/Agr: Direct
Lot Shape: Irregular	GreenPIS:	Waterfront: Propane Tank
Lot Size Source: GeoWarehouse	Prop Feat: Central Vacuum, Fireplace/Stove, Lake Access, Waterfront, Waterfront, Wooded/Treed	Retirement:
Roof: Asphalt Shingle	Exterior Feat: Deck, Fishing, Landscaped, Privacy, Porch, Year Round Living	Under Contract:
Foundation: Concrete Block	Interior Feat: Auto Garage Door Remote, Carpet Free, Central Vacuum, Generator - Full, Guest Accommodations, Storage, Water Heater Owned	HST Applicable to Not Subject to HST
Assessment:	Security Feat: Smoke Detector	Sale Price:
POTL:		Other Struct: Aux Residences
POTL Mo Fee:		Survey Type: Available
Elevator/Lift:		
Laundry Lev: Upper		
Phys Hdcap-Eqp:		
Water Body Name: Buck Lake		
Water Body Type: Lake		

Water Frontage (M): 62 **Shoreline:** Clean, Deep, Rocky
Topography: Hilly, Rocky, Rolling, Wooded/Treed **Shoreline Allowance:** None
Water Features: Dock, Waterfront-Deeded **Alternative Power:** Generator-Wired
Access to Property: Private Road, Year Round Private Road **Easements/Restrict:** Unknown
Docking Type: Private **Rural Services:** Cell Services, Electricity Connected, Garbage Pickup, Internet High Speed, Recycling Pickup, Telephone Available, Underground Utilities
Water View: Direct **Waterfront Accessory Bldgs:** Single Slip
WaterfrontYN: Y **Water Delivery Features:** Heatd Waterline, Uv System
Waterfront: Direct

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	20.67	x10.17	Stone Floor W/O To Porch Stone Heated Floor
2	Office	Main	11.81	x8.53	Wood Floor Floor W/O To Deck Heated Floor
3	Bathroom	Main	14.11	x8.2	4 Pc Bath W/O To Deck W/O To
4	2nd Br	Main	14.11	x11.48	Wood Floor Deck W/O To Deck
5	Kitchen	Main	14.44	16.4 x13.45	Wood Floor Stone Floor
6	Dining	Main	23.29	x9.19	Wood Floor Combined W/Laundry
7	Living	Main	24.61	10.5 x19.69	Wood Floor
8	Prim Bdrm	2nd	22.97	x23.62	Wood Floor Wood Stove Heated Floor
9	Bathroom	2nd		x8.86	3 Pc Ensuite
10	3rd Br	2nd		x11.81	Wood Floor

Client Remks: Waterfront oasis on beautiful Buck Lake! This stunning property provides resort style living and offers a change of pace from city life. Enjoy cross country skiing, skating, fishing year-round, snowmobiling with many trails nearby, snowshoeing, ATV riding and in the summer - waterskiing, tubing, canoeing, kayaking, swimming, snorkelling plus more! This gorgeous home sits on over 2 acres of land and close to the lake with level access to shallow water for children and deep water off the dock for diving. Enjoy the large dock, covered boat slip and tiki bar - with southern exposure for sunrises and sunsets. As you enter under the timber frame porch, you immediately feel a sense of relaxation in this stunning lake house. The main floor has a large, open concept Great Room with expansive windows and access out to the deck as well as a woodstove for cozy evenings. The custom cordon-blue kitchen is a showpiece with granite countertops, double drawer dishwasher, under-counter microwave and a pot filler above the propane stove. The main floor bedroom has an attached 4-pc bath that has access from the foyer. There is an office here that could be another bedroom. The bathrooms and foyer have heated slate floors while the balance of the home has wide-plank pine flooring - from trees on the property! The second level features a large bedroom, laundry area and an amazing primary bedroom with cathedral ceilings, 3-pc ensuite and gorgeous views over the pristine waters of the lake. The home is heated by propane forced air and a woodstove and has 200-amp service, a lake water system with UV light, central vac, A/C and an ondemand backup generator. A catwalk leads from the house to extra living space above the 2-car garage and workshop - family room, kitchenette, dining area, bedroom and 2-pc bath. Start planning a lifestyle change - take long walks, make maple syrup, swim in crystal clear waters and enjoy campfires under the stars. Just south of Westport or 40 mins to Kingston.

Inclusions: Microwave, 2 Dishwashers, Propane stove, Refrigerator, Front Load Washer, Dryer, All Light Fixtures and Window Coverings, Dock and Boat Slip with Tiki Bar

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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