



441B MacComish Lane **List: \$1,750,000 For: Sale**
South Frontenac Ontario K0H 2L0
 South Frontenac Frontenac
SPIS: No **Taxes:** \$6,653.37/2025 **DOM:** 223

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

<p>Kitchens: 1 Fam Rm: N Basement: Full / Unfinished Fireplace/Stv: Y Heat: Forced Air / Propane A/C: Central Air Central Vac: Yes Apx Age: 6-15 Year Built: 2012 Apx Sqft: 3000-3500 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Upper Phys Hdcap-Eqp:</p>	<p>Exterior: Wood Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Private Double Drive Park Spcs: 6 Tot Prk Spcs: 8 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Central Vacuum, Fireplace/Stove, Lake Access, Waterfront, Waterfront, Wooded/Treed Exterior Feat: Deck, Fishing, Landscaped, Privacy, Porch, Year Round Living Interior Feat: Auto Garage Door Remote, Carpet Free, Central Vacuum, Generator - Full, Guest Accommodations, Storage, Water Heater Owned Security Feat: Smoke Detector</p>	<p>Zoning: RLSW Cable TV: No Hydro: Yes Gas: No Phone: Yes Water: Other Water Supply Type: Sediment Filter, Lake/River Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: Under Contract: Propane Tank HST Applicable to Sale Price: Not Subject to HST Oth Struct: Aux Residences Survey Type: Available</p>
---	---	--

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	20.67	x 10.17	Stone Floor	W/O To Porch	Heated Floor
2	Office	Main	11.81	x 8.53	Wood Floor		
3	Bathroom	Main	14.11	x 8.2	4 Pc Bath	Stone Floor	Heated Floor
4	2nd Br	Main	14.11	x 11.48	Wood Floor	W/O To Deck	
5	Kitchen	Main	14.44	x 13.45	Wood Floor	W/O To Deck	
6	Dining	Main	16.4	x 9.19	Wood Floor	W/O To Deck	
7	Living	Main	23.29	x 19.69	Wood Floor	W/O To Deck	Wood Stove
8	Prim Bdrm	2nd	24.61	x 23.62	Wood Floor		
9	Bathroom	2nd	10.5	x 8.86	3 Pc Ensuite	Stone Floor	Heated Floor
10	3rd Br	2nd	22.97	x 11.81	Wood Floor	Combined W/Laundry	

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 on-demand 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