

PRICE
REDUCED

Classic Buck Lake Cottage with 25 Acres

35B Whippoorwill Lane, Buck Lake, ON

Classic cottage on Buck Lake!

This property is located on the south branch of Buck Lake and sits elevated from the lake with great waterfrontage and western exposure. This cozy cottage has three bedrooms, a 3-pc bathroom, kitchen with an attached dining area, living room and screened-in sunroom. There have been a number of upgrades including a large deck and aluminum railings, a new steel roof, freshly painted interior and exterior and a new floating dock and ramp. The cottage rests on concrete block piers and has a full septic system, lake water system and an outdoor shower. There is a fair amount of acreage (25) that comes with this cottage that consists of land behind the cottage as well as road allowances and right of ways. Buck Lake is a deep, Canadian Shield lake with Frontenac Provincial Park bordering the western shore of the lake. Located just 20 minutes from Westport for easy access to all amenities.

X12901186

\$ \$574,900

3 Bedrooms

1 Bathroom

25.9 Acres

Buck Lake

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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Table of Contents

**35B Whippoorwill Lane
Buck Lake, ON**

Features	3
Gallery	4
Floor Plans	5
Survey	6
Aerial Images	8
Septic Report	9
Interactive Links	10
MLS Listing	11
Contact Information	12



Features

Classic Buck Lake Cottage for Sale! 25 Acres, Sandy Shoreline & Western Exposure on the Canadian Shield

- **Classic Cottage on Buck Lake:** This property is located on the south branch of Buck Lake. It sits elevated from the lake, offering great waterfrontage and western exposure.
- **The Cottage:** This cozy cottage has three bedrooms, a 3-pc bathroom, a kitchen with an attached dining area, a living room, and a screened-in sunroom.
- **Recent Upgrades:** Upgrades include a large deck with aluminum railings, a new steel roof, freshly painted interior and exterior and a new floating dock and ramp.
- **Systems & Structure:** The cottage rests on concrete block piers and includes a full septic system, a lake water system and an outdoor shower.
- **The Land:** This cottage comes with 25 acres of land, which includes the acreage behind the cottage as well as road allowances and rights-of-way.
- **The Lake & Surroundings:** Buck Lake is a deep, Canadian Shield lake with Frontenac Provincial Park bordering its western shore.
- **Location:** Located just 20 minutes from Westport for easy access to all amenities.

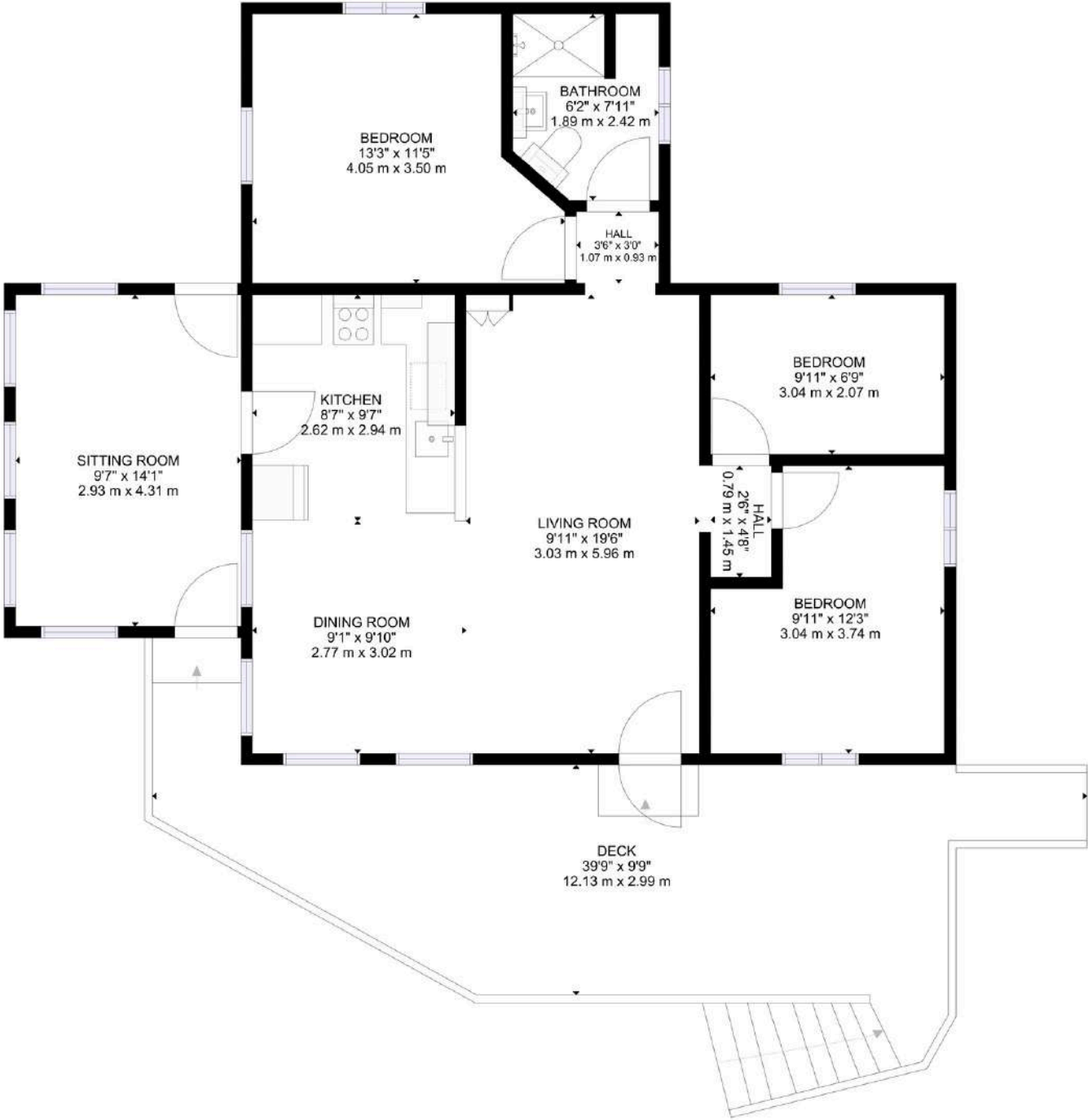
Directions

- Whippoorwill Lane / Cliff View Lane

GALLERY



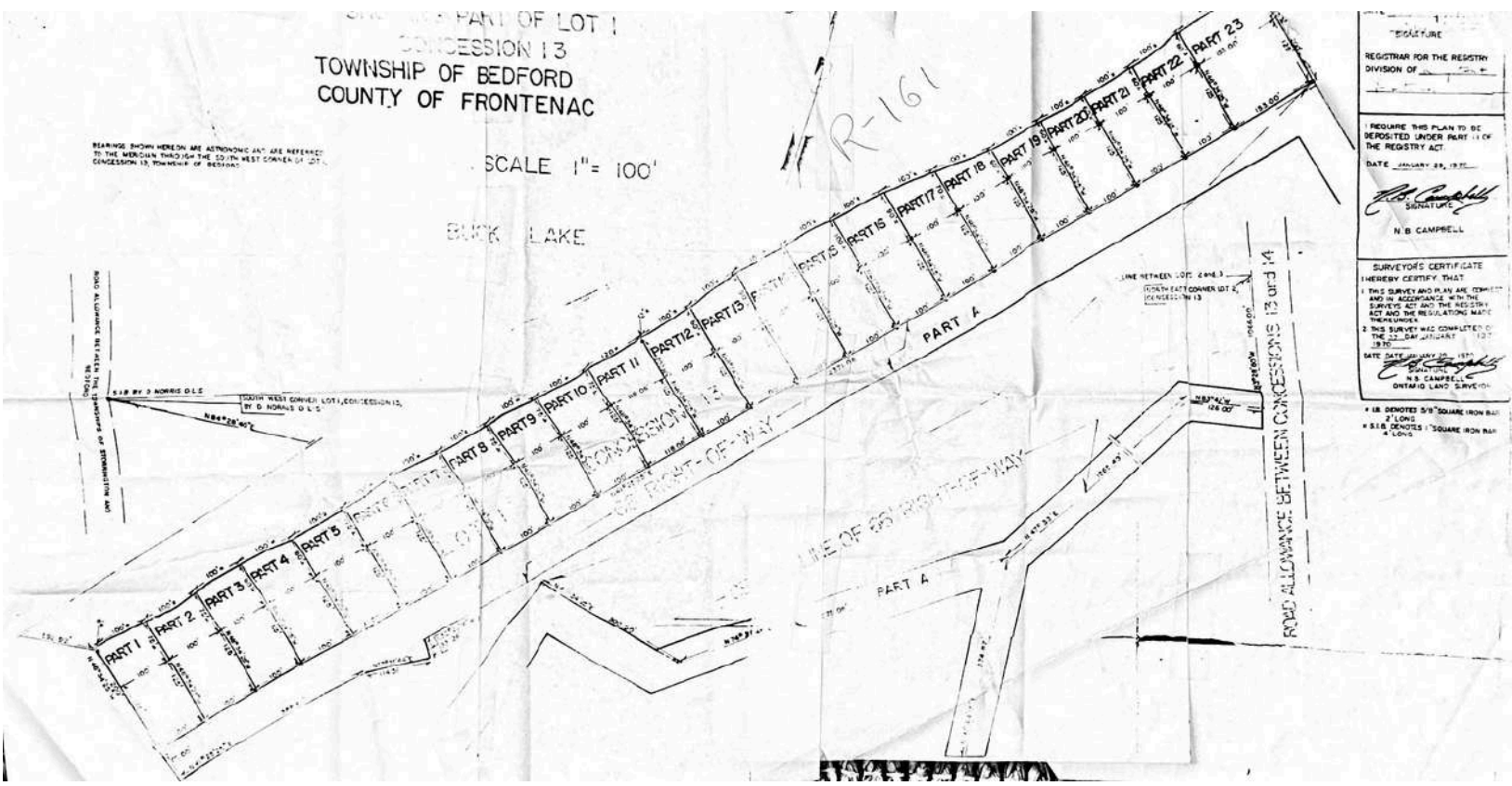
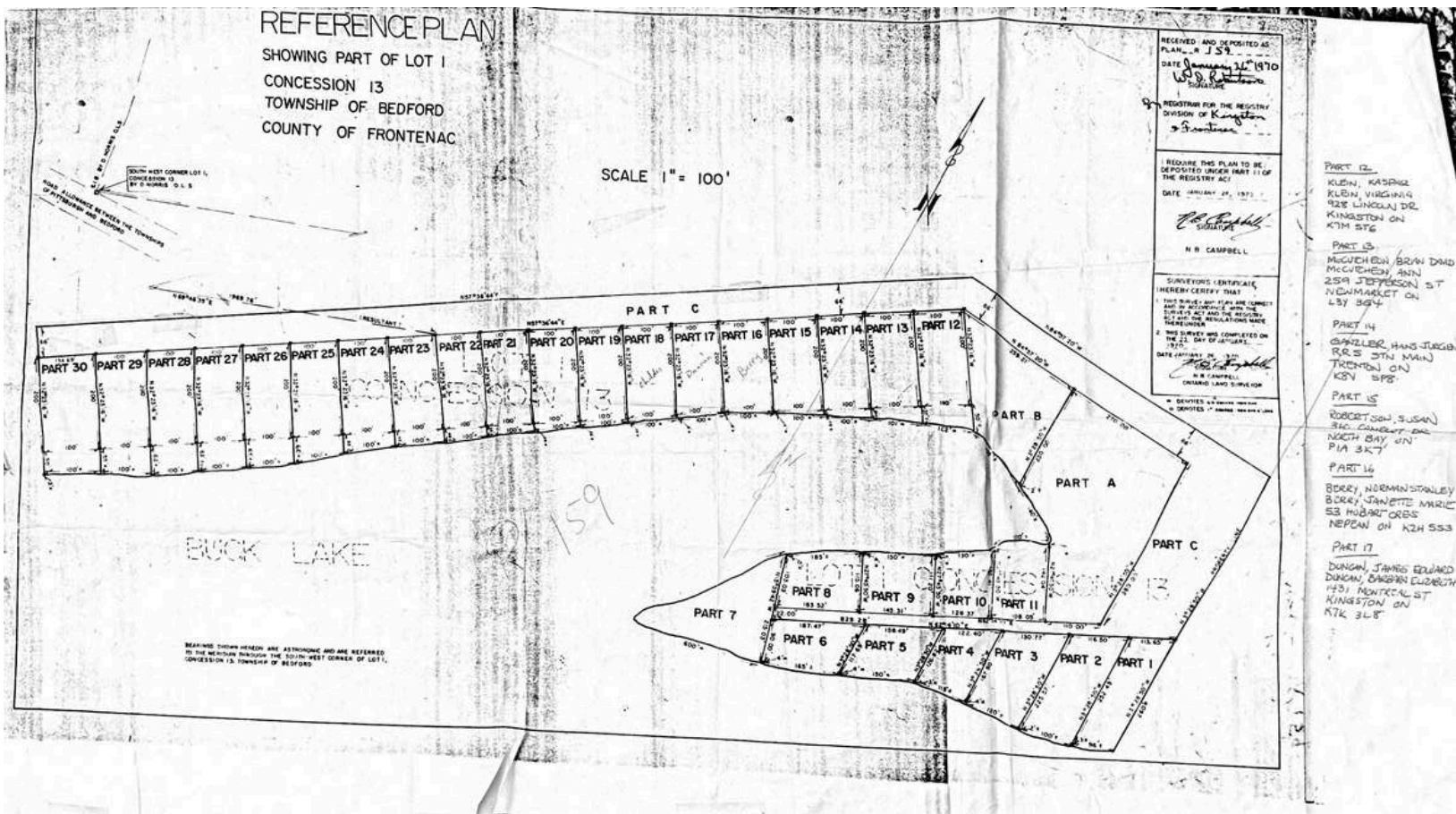
FLOOR PLAN



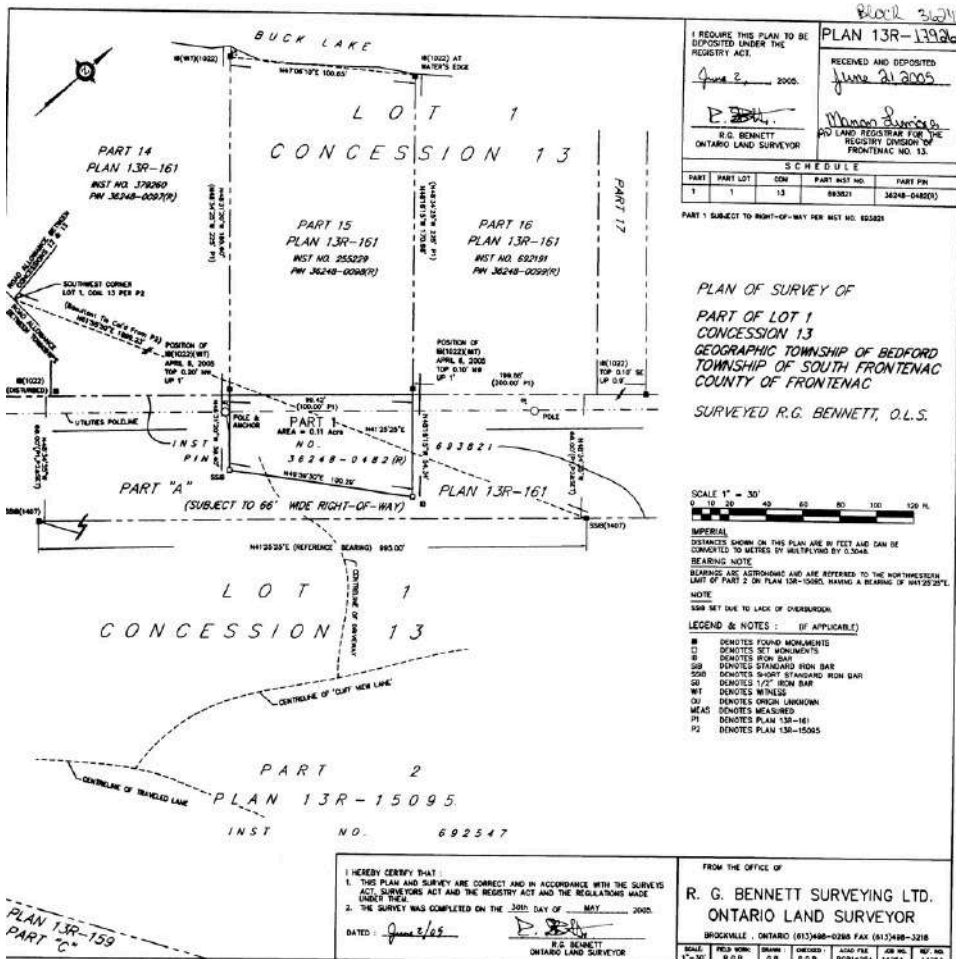
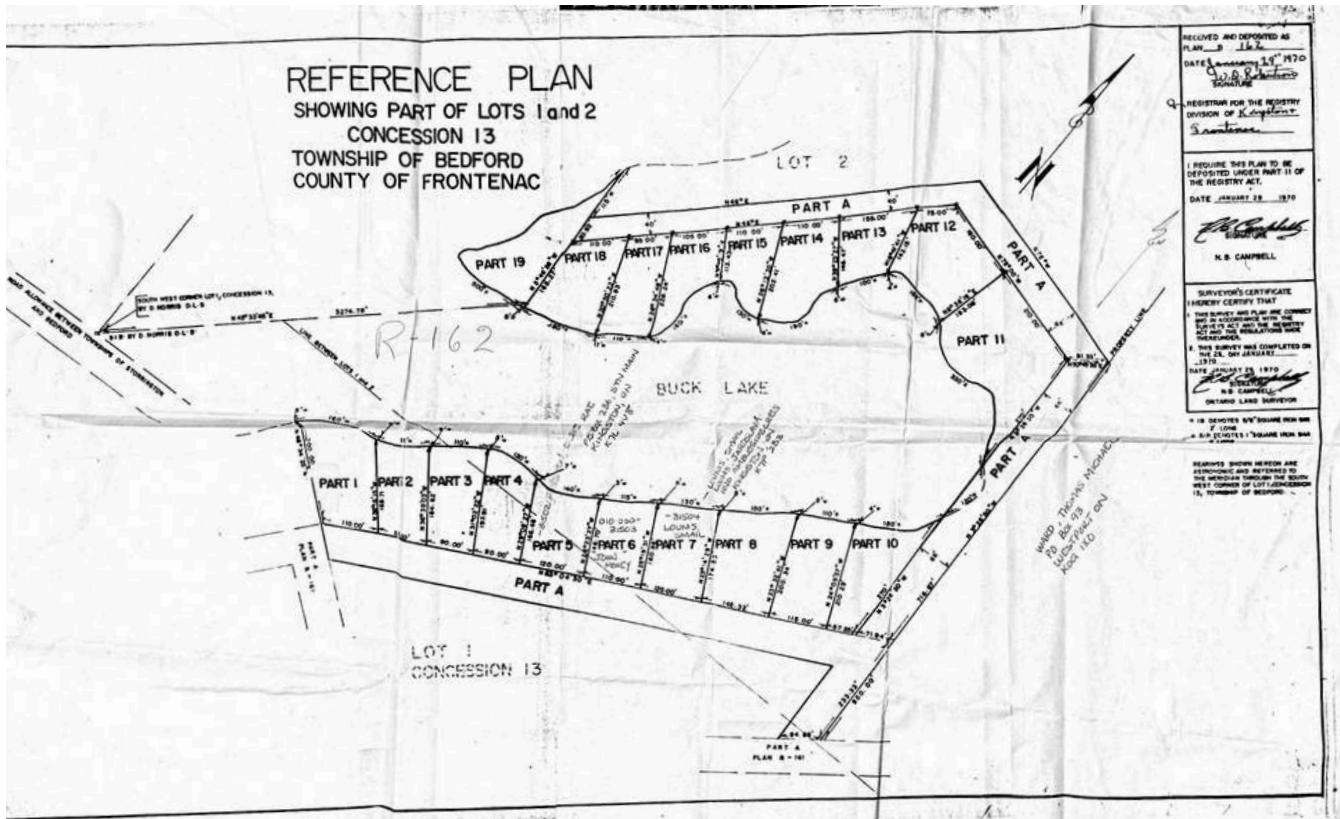
GROSS INTERNAL AREA
EXCLUDED AREA: DECK: 326 sq.ft, 30 m²
TOTAL: 925 sq.ft, 86 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SURVEY 1/2



SURVEY 2/2



AERIAL IMAGES



SEPTIC REPORT 1/2

2730258 ONTARIO LTD. o/a
BRYAN'S SEPTIC SERVICE
P.O. BOX 37
WESTPORT, ONTARIO
K0G 1X0
(613) 273-3078

PUMPER REPORT SEPTIC SYSTEM MAINTENANCE & PUMPING INFORMATION

Name: @hotmail.com

Date: Aug 18 - 2023

Address: 350 Whiffenwill Ln

Phone: _____

Location: Massena Rd Buck Lake

Type of Tank One Compartment Two Compartment
Type of Tank Septic Tank Graywater Aerobic Other _____

Approximate Capacity 800 gal

Construction Materials Concrete Steel Block Fiberglass Plastic
 Other _____

Initial Inspection

Any part of the septic tank under deck, driveway, etc Yes No

Any evidence of sewage seeping from the tank of lid Yes No

Condition of top and lids Good Leaking Needs Repair

Before Pumping

Condition of sewage in tank Normal

Liquid level at the outlet invert Above Below Normal

After Pumping

Condition of inlet baffle Good Needs Repair Missing

Condition of outlet baffle Good Needs Repair Missing Has filter

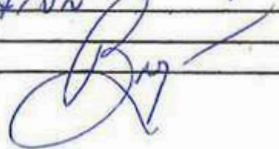
Evidence of water leakage: Into Tank Yes No From Tank Yes No

Absorption System

Type of Absorption System Seepage Bed Sand Mound Sub-surface Sand Filter

Flow Test Yes No Approximate Seepage at Bed 30 min good

Comments

At time of pumping system in good working condition


INTERACTIVE LINKS

Virtual Tour



Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=tNgTg6NYsjA>

Video Tour



Scan the QR Code or Visit:
https://youtu.be/ha0kigD-5_Q

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/oKTFYCXve2JhT2mg7>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/35BWhipoorwill/>

MLS LISTING



35B Whippoorwill Lane Frontenac Ontario K0G 1X0 **List: \$574,900 For: Sale**

Frontenac 47 - Frontenac South Frontenac

Taxes: \$2,355.62/2025

SPIS: N

DOM: 0

Other

Front On: W

Rms: 8

Link:
Bungalow

Acre: 25-49.99

Bedrooms: 3

Washrooms: 1

1x4xMain

Lot: 115 x 151 Feet Irreg:

Dir/Cross St: Whippoorwill Lane / Cliff View Lane

Directions:

Massassauga Road, right on Seapoint Lane, Righton Cliff View Lane onto Whippoorwill

MLS#: X12901186

PIN#: 362481041

Possession Remarks: TBD

Legal: FIRSTLY: PART LOTS 1-2, CONCESSION 13 BEDFORD, PART 6 R162; T/W FR374722; EXCEPT FORFEITED MINING RIGHTS, IF ANY; SECONDLY: PART LOTS 1-2, CONCESSION 13 BEDFORD, PART A R162, PART A R161 & PART C R159; S/T FR693821; EXCEPT FORFEITED MINING RIGHTS, IF ANY TOWNSHIP OF SOUTH FRONTENAC PT LT 1-2 CON 13 BEDFORD PT 1 13R15095; T/W FR693820; SOUTH FRONTENAC EXCEPT FORFEITED MINING RIGHTS, IF ANY

Kitchens: 1
Fam Rm: N
Basement: None N
Fireplace/Stv:
Heat: Other / Other
A/C: None
Central Vac: N
Apx Age: 51-99
Year Built: 1970
Yr Built Source: Estimated
Apx Sqft: 700-1100
Lot Shape: Irregular
Lot Size Source: GeoWarehouse
Roof: Metal
Foundation: Concrete Block, Piers
Assessment:
POTL:
POTL Mo Fee:
Elevator/Lift:
Laundry Lev:
Phys Hdcap-Eqp:

Exterior: Wood
Gar/Gar Spcs: None / 0
Park/Drive:
Drive: Private Double
Drive Park Spcs: 3
Tot Prk Spcs: 3
UFFI: None
Pool:
Energy Cert:
Cert Level:
GreenPIS:
Prop Feat: Lake Access, Sloping, Waterfront, Wooded/Treed
Exterior Feat: Deck, Fishing, Privacy, Porch Enclosed, Seasonal Living
Interior Feat: Carpet Free, Primary Bedroom - Main Floor, Water Heater Owned
Security Feat: Smoke Detector

Zoning: RLSW
Cable TV: N
Hydro: Y
Gas: N
Phone: A
Water: Other
Water Supply Type: Lake/River
Sewer: Septic
Spec Desig: Unknown
Farm/Agr: Direct
Waterfront: None
Retirement: None
Accessibility Feat:
Under Contract:
HST Applicable to: Not Subject to HST
Sale Price:
Oth Struct: Other
Survey Type: Available

Water Body Name: Buck Lake
Water Body Type: Lake
Water Frontage (M): 35
Topography: Hilly, Rocky, Wooded/Treed
Water Features: Dock, Stairs to Waterfront, Waterfront-Deeded
Access to Property: Private Road
Docking Type: Private
Water View: Direct
WaterfrontYN: Y
Waterfront: Direct

Shoreline: Clean, Sandy
Shoreline Allowance: None
Alternative Power: None
Easements/Restrict: Unknown
Rural Services: Electricity Connected, Garbage Pickup, Recycling Pickup, Telephone Available
Waterfront Accessory Bldgs: Not Applicable

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.03	x9.84	Laminate	W/O To Deck	
2	Dining	Main	10.17	x8.53	Laminate		
3	Kitchen	Main	9.84	x8.53	Laminate	W/O To Deck	Overlook Water
4	Other	Main	13.78	x9.51	Hardwood Floor	W/O To Deck	Overlook Water
5	Prim Bdrm	Main	13.12	x11.48	Laminate		
6	2nd Br 3rd	Main	12.14	x9.84	Laminate		
7	Br	Main	9.84	x6.89	Laminate		
8	Bathroom	Main	7.87	x6.23	4 Pc Bath	Tile Floor	

Client Remks: Classic cottage on Buck Lake! This property is located on the south branch of Buck Lake. It sits elevated from the lake, offering great waterfrontage and western exposure. This cozy cottage has three bedrooms, a 3-pc bathroom, a kitchen with an attached dining area, a living room, and a screened-in sunroom. Upgrades include a large deck with aluminum railings, a new steel roof, freshly painted interior and exterior and a new floating dock and ramp. The cottage rests on concrete block piers and includes a full septic system, a lake water system and an outdoor shower. This cottage comes with 25 acres of land, which includes the acreage behind the cottage as well as road allowances and rights-of-way. Buck Lake is a deep, Canadian Shield lake with Frontenac Provincial Park bordering its western shore. Located just 20minutes from Westport for easy access to all amenities.

Inclusions: All contents included. Refrigerator, Stove, Microwave, Dock, Furnishings.

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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Your Total Real Estate Package!