



35B Whippoorwill Lane
Frontenac Ontario K0G 1X0
 Frontenac 47 - Frontenac South Frontenac
SPIS: No **Taxes:** \$2,355.62/2025 **DOM:** 56
List: \$574,900 For: Sale
Other: Bungalow **Front On:** W **Rms:** 8
Link: **Acres:** 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, Right on 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 Fireplace/Stv: N Heat: Other / Other A/C: None Central Vac: No 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 Drive: Private Double Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: Pool: None 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: No Hydro: Yes Gas: No Phone: A Water: Other Water Supply Type: Lake/River Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: Accessibility: None Feat: Under Contract: None HST Applicable to Sale Price: Not Subject to HST Oth Struct: Other Survey Type: Available
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Water Body Name: Buck Lake **Shoreline:** Clean, Sandy
Water Body Type: Lake **Shoreline Allowance:** None
Water Frontage (M): 35 **Alternative Power:** None
Topography: Hilly, Rocky, Wooded/Treed **Easements/Restrict:** Unknown
Water Features: Dock, Stairs to Waterfront, Waterfront-Deeded **Rural Services:** Electricity Connected, Garbage Pickup, Recycling Pickup, Telephone Available
Access to Property: Private Road **Waterfront Accessory Bldgs:** Not Applicable
Docking Type: Private
Water View: Direct
WaterfrontYN: Yes
Waterfront: Direct

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.03	x 9.84	Laminate	W/O To Deck	
2	Dining	Main	10.17	x 8.53	Laminate		
3	Kitchen	Main	9.84	x 8.53	Laminate	W/O To Deck	Overlook Water
4	Other	Main	13.78	x 9.51	Hardwood Floor	W/O To Deck	Overlook Water
5	Prim Bdrm	Main	13.12	x 11.48	Laminate		
6	2nd Br	Main	12.14	x 9.84	Laminate		
7	3rd Br	Main	9.84	x 6.89	Laminate		
8	Bathroom	Main	7.87	x 6.23	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