



119 Cliff View Lane
Frontenac Ontario K0G 1X0
 Frontenac 47 - Frontenac South Frontenac
SPIS: No **Taxes:** \$2,093.17/2026 **DOM:** 0
 Detached **Front On:** W **Rms:** 6
Link: N **Acre:** .50-1.99 **Bedrooms:** 3
 Bungalow **Washrooms:** 1
 1x3xMain
Lot: 110 x 210 Feet Irreg:
Dir/Cross St: Seapoint Lane & Cliff View Lane
Directions: Massassauga Road to Seapoint Lane to Cliff View Lane.

MLS#: X13615624 **PIN#:** 362480115
Possession Remarks: TBD
Legal: PT LT 2 CON 13 BEDFORD PT 9 R162; T/W FR461554; SOUTH FRONTENAC EXCEPT FORFEITED MINING RIGHTS, IF ANY

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Oil, Wood A/C: Window Unit Central Vac: No Apx Age: 51-99 Apx Sqft: 700-1100 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Block, Piers Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Alum Siding 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: Fireplace/Stove, Lake Access, Waterfront, Waterfront, Wooded/Treed Exterior Feat: Deck, Fishing, Privacy, Seasonal Living Interior Feat: Primary Bedroom - Main Floor, Water Heater Owned Security Feat: Smoke Detector	Zoning: 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: HST Applicable to: Not Subject to HST Sale Price: Oth Struct: Garden Shed Survey Type: Unknown
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Water Body Name: Buck Lake
Water Body Type: Lake
Water Frontage (M): 110
Topography: Hillside
Water Features: Dock, Stairs to Waterfront
Access to Property: Seasonal Private Road
Docking Type: Private
Water View: Direct
WaterfrontYN: Yes
Waterfront: Direct
Shoreline: Natural
Shoreline Allowance: None
Shoreline Exp: W
Alternative Power: None
Easements/Restrict: Unknown
Rural Services: Cell Services, Electricity Connected, Garbage Pickup, Recycling Pickup
Waterfront Accessory Bldgs: Not Applicable

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	23.29	x 16.08	Combined W/Dining Wood Stove
2	Kitchen	Main	11.48	x 7.87	
3	Bathroom	Main	8.2	x 4.92	3 Pc Bath Vinyl Floor
4	Prim Bdrm	Main	11.48	x 11.15	Broadloom
5	2nd Br	Main	11.81	x 9.19	Broadloom
6	3rd Br	Main	11.15	x 9.19	Vinyl Floor

Client Remks: Discover the potential of this charming 3-season waterfront cottage on beautiful Buck Lake. Nestled on a quiet bay with desirable west-facing exposure, this elevated property offers stunning sunset views and the opportunity to create your ideal lakeside retreat. The cottage features 3 bedrooms, a 3-piece bathroom, and a cozy woodstove, providing a comfortable space to enjoy spring, summer, and fall. The cottage is equipped with a 100-amp fuse panel, a septic system and draws its water from the lake. The cottage is being sold as is and needs renovations, making it an excellent opportunity for buyers looking to restore, update, or reimagine a classic Canadian cottage. From the elevated setting, a staircase leads down to the natural shoreline, offering easy access to swimming, boating, fishing, and relaxing by the water. Buck Lake is a deep, clear Canadian Shield lake renowned for its rugged granite shoreline and exceptional recreational opportunities. Much of the lake's shoreline is protected by Frontenac Provincial Park, preserving its natural beauty, abundant wildlife, and unspoiled character. Anglers will appreciate excellent fishing for lake trout, bass, and northern pike, while boaters, paddlers, and nature lovers can enjoy exploring the lake's scenic shoreline, quiet bays, and surrounding wilderness. Whether you're looking for a rewarding renovation project or the perfect location to build lasting family memories, this waterfront property offers incredible potential in a peaceful and highly desirable setting.
Inclusions: All contents in as is condition, Lawn mower (as is), Paddle boat (as is)

Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE **Ph:** 613-273-9595