



1881B Massassaga Rd
Frontenac Ontario K0G 1X0
Frontenac 47 - Frontenac South Frontenac
SPIS: No **Taxes:** \$7,037.70/2025 **DOM: 0**

List: \$849,000 For: Sale

Detached
Link: N
2-Storey

Front On: S
Acre: 2-4.99

Rms: 13
Bedrooms: 5
Washrooms: 2
1x4xMain, 1x2xMain

Lot: 1195.48 x 385.18 Feet **Irreg:**
Dir/Cross St: Massassauga Road and Massassauga Lane
Directions: Perth Road to Massassauga Road. Follow to end, turn left on Massassauga Lane.

MLS#: X13550386 **PIN#:** 362480154
Possession Remarks: TBD
Legal: PT LT 1 CON 13 BEDFORD PT 8-9 13R4445 EXCEPT PT 2-3 13R12161; S/T FR737728; SOUTH FRONTENAC EXCEPT FORFEITED MINING RIGHTS, IF ANY

Kitchens: 1
Fam Rm: N
Basement: None
Fireplace/Stv: Y
Heat: Other / Wood
A/C: None
Central Vac: No
Apx Age:
Apx Sqft: 1500-2000
Lot Size Source: GeoWarehouse
Roof: Metal
Foundation: Concrete Block, Piers
Assessment:
POTL:
POTL Mo Fee:
Elevator/Lift:
Laundry Lev: Main
Phys Hdcap-Eqp:

Exterior: Vinyl Siding
Gar/Gar Spcs: Detached / 1.5
Drive: Private Double
Drive Park Spcs: 6
Tot Prk Spcs: 7.5
UFFI:
Pool: None
Energy Cert:
Cert Level:
GreenPIS:
Prop Feat: Fireplace/Stove, Lake Access, Waterfront, Waterfront
Exterior Feat: Deck, Fishing, Privacy, Seasonal Living
Interior Feat: Primary Bedroom - Main Floor, Storage, Water Heater Owned

Zoning: RU / RSL / OSP-6
Cable TV: No
Hydro: Yes
Gas: No
Phone: A
Water: Well
Water Supply Type: Drilled Well
Sewer: Septic
Spec Desig: Unknown
Farm/Agr:
Waterfront: Direct
Retirement:
Accessibility: None
Feat:
Under Contract: Hot Water Heater
HST Applicable to: Not Subject to HST
Sale Price:
Oth Struct: Playground
Survey Type: None

Water Body Name: Buck Lake
Water Body Type: Lake
Water Frontage (M): 1365
Topography: Hilly, Rocky, Wooded/Treed
Water Features: Dock
Access to Property: Private Road
Docking Type: Private
Water View: Direct
WaterfrontYN: Yes
Waterfront: Direct

Shoreline: Clean, Shallow, Soft Bottom
Shoreline Allowance: None
Shoreline Exp: SW
Alternative Power: None
Easements/Restrict: Conserv Regs, Easement
Rural Services: Cell Services, Electricity Connected, Garbage Pickup, Recycling Pickup
Waterfront Accessory Bldgs: Not Applicable

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	7.55	x 5.58	Laminate
2	Kitchen	Main	13.12	x 9.51	Laminate
3	Living	Main	21.33	x 19.03	Hardwood Floor
4	Sunroom	Main	29.2	x 9.84	Vinyl Floor
5	Bathroom	Main	7.55	x 7.55	4 Pc Bath
6	Prim Bdrm	Main	15.42	x 12.47	Broadloom
7	Other	Main	7.55	x 7.55	Laminate
8	Bathroom	Main	7.55	x 7.22	2 Pc Bath
9	Sitting	Main	27.56	x 7.55	Broadloom
10	2nd Br	Upper	15.42	x 15.09	Broadloom
11	3rd Br	Lower	11.48	x 7.55	Hardwood Floor
12	4th Br	Lower	10.83	x 7.55	Hardwood Floor
13	5th Br	Lower	11.81	x 7.55	Hardwood Floor

Client Remks: Welcome to your private waterfront retreat on beautiful Buck Lake. This exceptional 22-acre property features over 1300 feet of shoreline, stunning south-facing views, and remarkable privacy in a quiet, long sheltered bay. Buck Lake is a deep trout lake known for its beautiful scenery, Canadian Shield landscape, and excellent fishing opportunities. Located approximately 15 minutes off Perth Road, the property is accessed by a scenic 10 km drive through unspoiled natural lands, including areas owned and protected by Queen's University and the Nature Conservancy, providing a truly peaceful setting. The multi-level cottage offers five bedrooms and two bathrooms, with a welcoming

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living room centred around a beautiful stone fireplace with a wood stove insert. Enjoy the spectacular lake views from two lake-facing sunrooms, perfect for relaxing with a good book and taking in the natural surroundings. One sunroom is a large, newer addition, while the second is combined with the laundry area. A large deck overlooks Buck Lake and is ideal for morning coffee, family gatherings, and enjoying the southern exposure. An oversized detached single-car garage provides excellent storage for vehicles and cottage equipment. A gentle pathway leads to the waterfront for easy access to swimming, boating, and fishing. The expansive acreage offers a beautiful mix of mature trees, Canadian Shield rock outcroppings, and a wetland habitat supporting local wildlife. The Rideau Trail follows the ridge above the shoreline, adding a unique recreational feature and direct access to one of Ontario's premier hiking trails. Whether you are looking for a private family cottage or a rare waterfront property with extensive shoreline, acreage, natural beauty, and exceptional privacy, this Buck Lake retreat is a rare opportunity to own a remarkable property in one of the area's most desirable waterfront settings.

Inclusions: Fridge, stove, microwave, washer, dryer, wall TV, two electric fireplaces, most furniture

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