



A Sheltered Bay on Buck Lake; And It's All Yours!

1881B Massassauga Road, Frontenac, ON

22 Acres and 1,365 Feet of Shoreline on a Private Sheltered Bay.

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 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.

X13550386

\$ \$849,000

5 Bedrooms

2 Bathrooms

22 Acres

Buck Lake

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



www.gurreathomes.com

info@gurreathomes.com

(613) 273-9595



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Frontenac, ON**

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22 Acres and 1,365 Feet of Shoreline on a Private Sheltered Bay

- **A Private Waterfront Retreat on Buck Lake:** 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.
- **A Welcoming Multi-Level Cottage:** The multi-level cottage offers five bedrooms and two bathrooms, with a welcoming 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.
- **Waterfront Access, Hiking, and Natural Beauty:** 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.
- **A Rare Opportunity on One of the Area's Most Private Lakes:** 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.

Directions

- Perth Road to Massassauga Road. Follow to end, turn left on Massassauga Lane.

GALLERY

Utilities & Annual Costs (2025)

Taxes	Hydro	Insurance
\$7037.70	approx. \$600.00	\$5000.00

Updates:

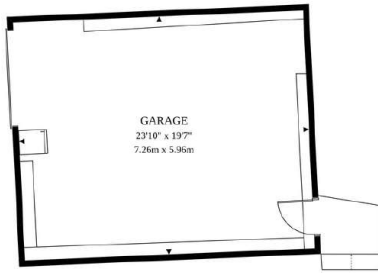
- Metal Roof 2022
- Kitchen 2023
- Porch 2024



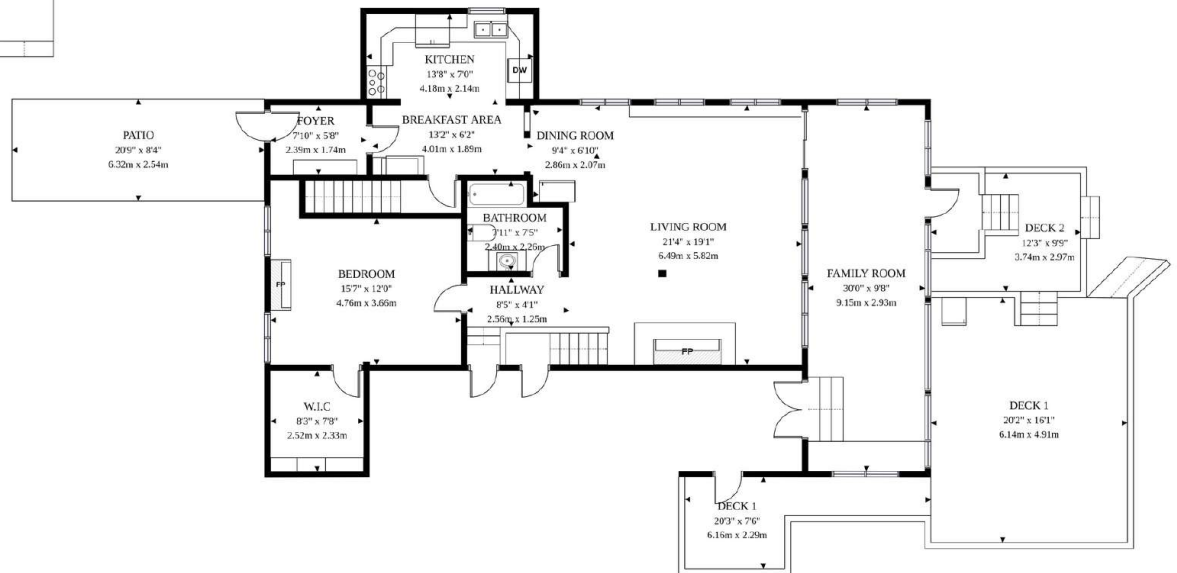
GALLERY



FLOOR PLAN: MAIN FLOOR

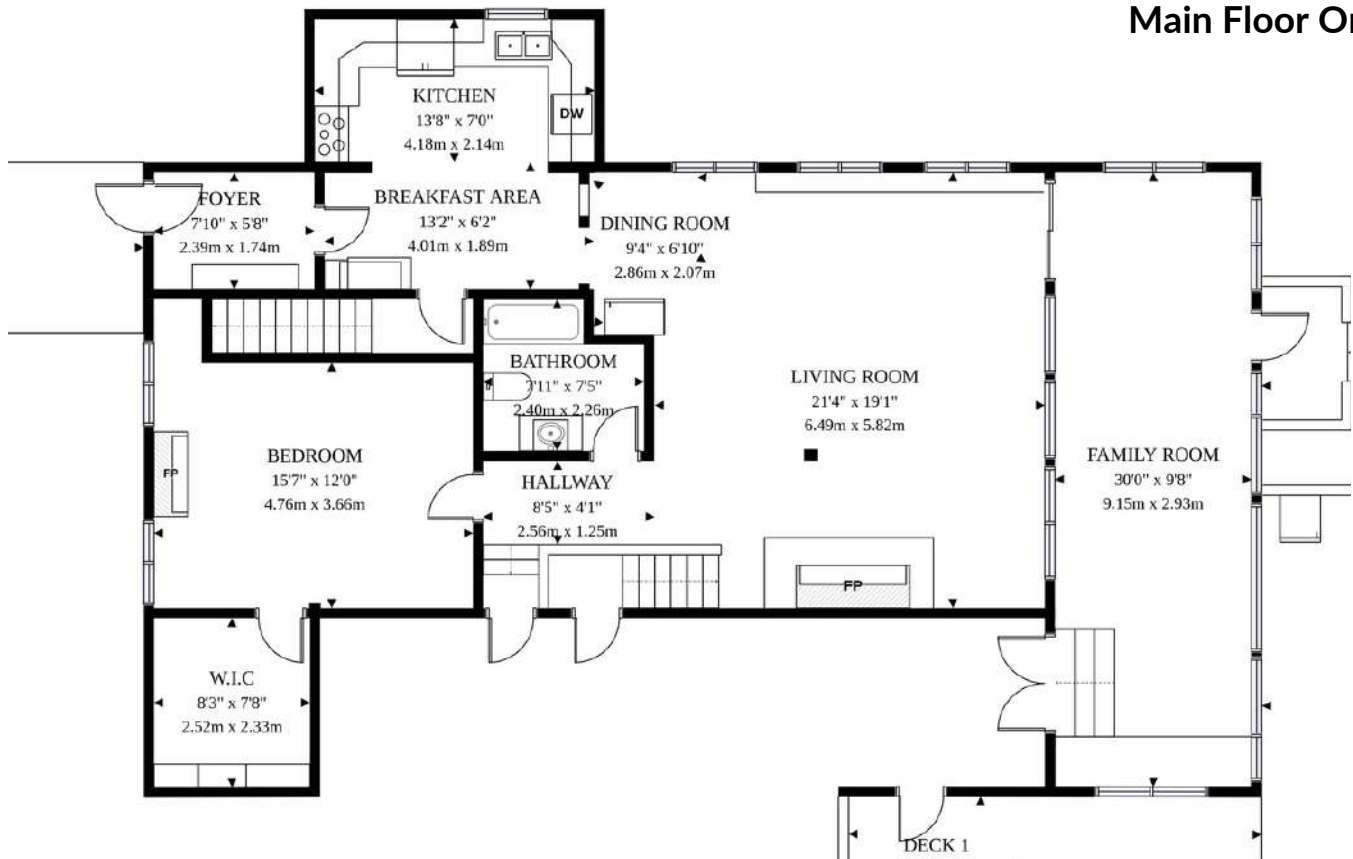


Main Floor with Garage & Decks



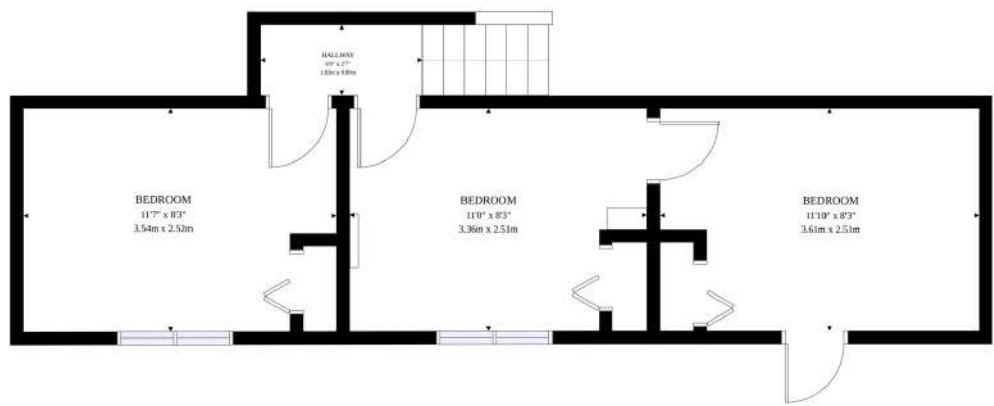
2,286 sqft Total

Main Floor Only

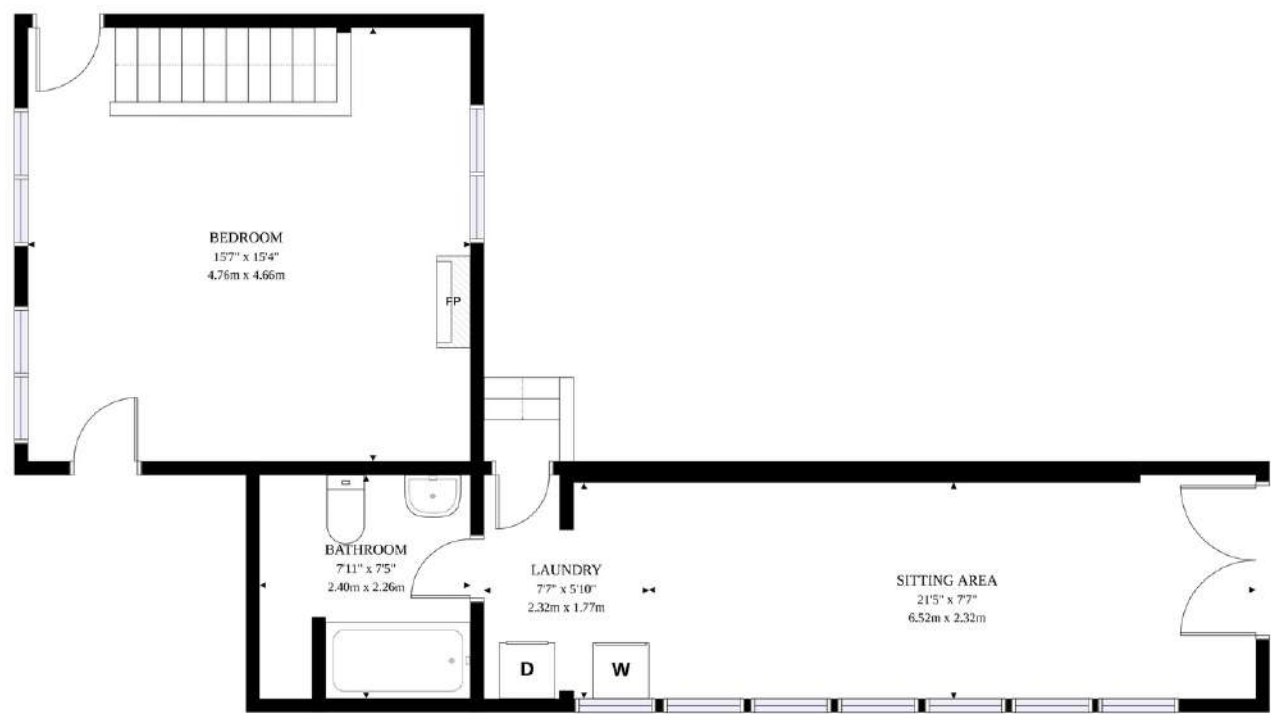


FLOOR PLAN: BASEMENT & UPPER LEVEL

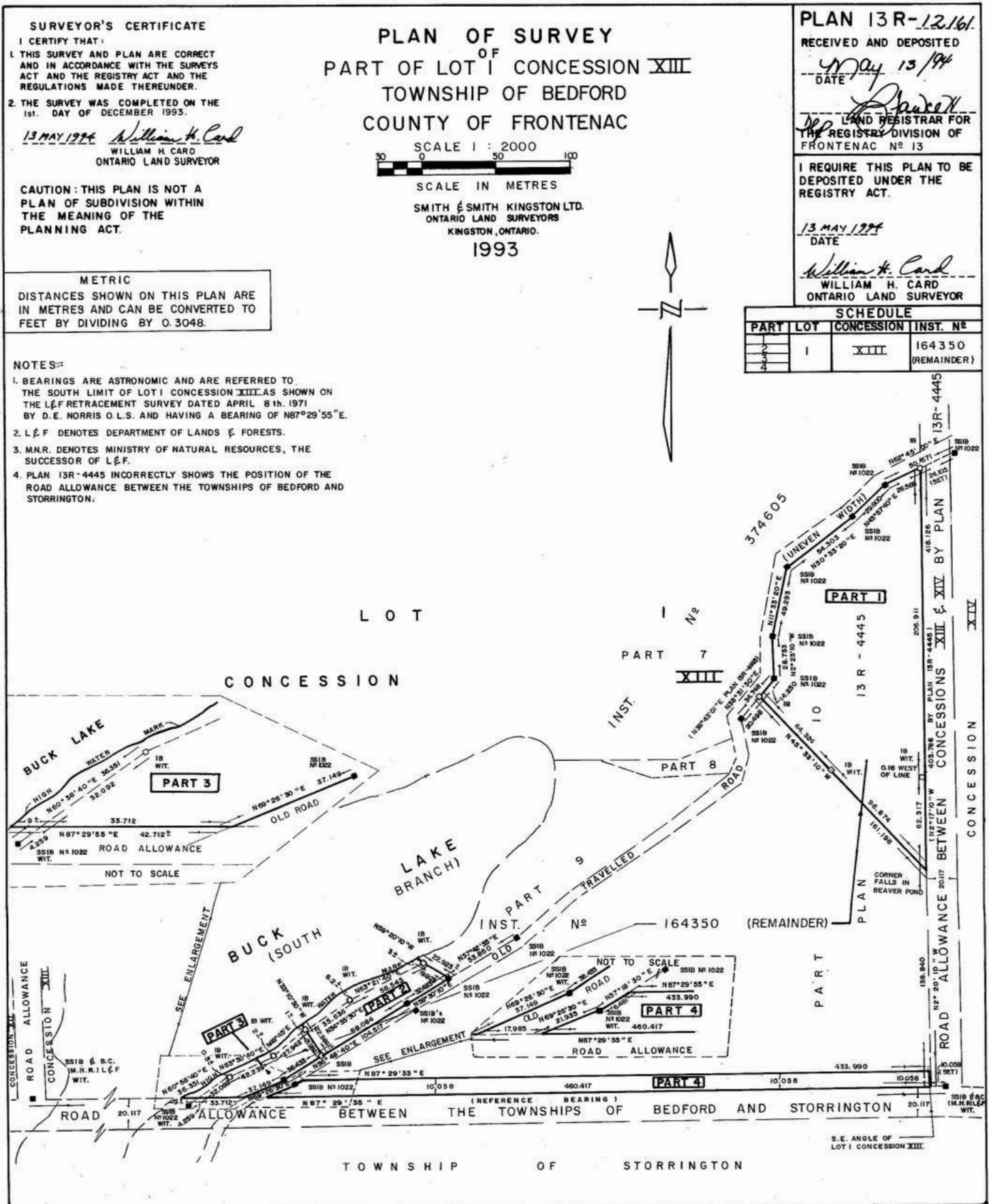
Basement



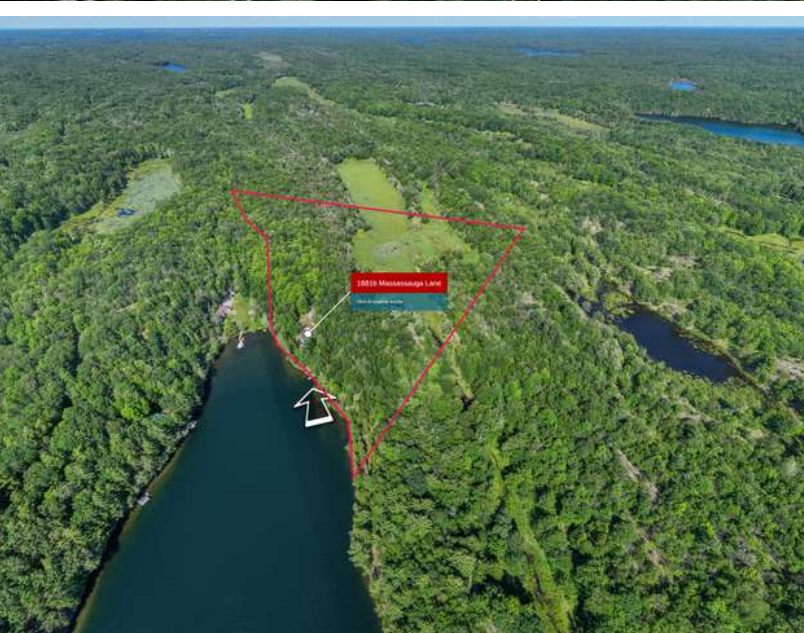
Upper Level



SURVEY



LAND PARCELS



WETT INSPECTION

Sweep Right Chimney Services



Sweep Right! Sleep Tight!



Box 239, 20 Whelan St.
Westport Ont.
Tel. (613) 273-4402
1-888-743-3288
jima@rideau.net
www.rvhh.com

Customer: [Redacted] Date: 8th July 2026
Address: 1881B Massasauga Rd Tel: [Redacted]
South Frontenac Email: _____
Service Requested: Visual Inspection level 1
Manufacturer Intul Model Castine Fuel W Age 22
Rideau Valley Hearth & Home Customer Y ☒ N ☐
Appliance Type Hearth Stove
Chimney Type SS lined Masonry.

Checklist

	Y	N
Drop Sheets Used	☐	☐
Creosote Buildup	☐	☐
Gasket Checked	☐	☐
Glass Cleaned	☐	☐
Stove Painted	☐	☐
Brick Checked	☐	☐
Baffle Checked	☐	☐
Hinges Greased	☐	☐
Handle Adjusted	☐	☐
Air Tubes Vacuumed	☐	☐
Smoke Pipe Checked	☐	☐
Chimney Checked	☐	☐
Blower Cleaned	☐	☐

Rideau Valley Hearth & Home assumes no responsibility for the safety & code compliance of any system areas that are not clearly visible based on a visual inspection. Any system that is seen to be in violation of B-365 or manufacturers installation instructions can not be cleaned by Rideau Valley Hearth & Home and must be taken out of use by customer until appliance is brought up to code. A written deficiency letter is available from Rideau Valley Hearth & Home outlining work that must be done at a cost of \$95.00.

Payment is due immediately on completion.

Credit card, cheque, cash, or
e-transfer to: jima@rideau.net

Comments

Based on a Level #1
Visual Inspection the
appliance & Venting
appear in good visual
condition.

Jim Archambault
WETT #3758

1- Inspection 299
HST 3828

Paid 337.78

Customer Signature

Technician Signature

2730258 ONTARIO LTD.
Operating As BRYAN'S SEPTIC SERVICE

Bryan Colford

→ btcolford@hotmail.com

45646

THANK YOU

INTERACTIVE LINKS

Virtual Tour



Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=ruGpV5AZtEZ>

Video Tour



Scan the QR Code or Visit:
https://youtu.be/qj_rx4UrAdY

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/72isaZpLqg8zy7pi8>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/1881BMassassaugaLane/>

MLS LISTING



1881B Massassauga Rd **List: \$849,000 For: Sale**

Frontenac Ontario K0G 1X0

Frontenac 47 - Frontenac South Frontenac

SPIS: No

Taxes: \$7,037.70/2025

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 / RLS / 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: Direct
Waterfront:
Retirement: None
Accessibility Feat: Hot Water Heater
Under Contract:
HST Applicable to Sale Price: Not Subject to HST
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	x19.03	Hardwood Floor
4	Sunroom	Main	29.2	x9.84	Vinyl Floor
5	Bathroom	Main	7.55	x7.55	4 Pc Bath
6	Prim Bdrm	Main	15.42	x12.47	Broadloom
7	Other	Main	7.55	x7.55	Laminate
8	Bathroom	Main	7.55	x7.22	2 Pc Bath
9	Sitting	Main	27.56	x7.55	Broadloom
10	2nd Br	Upper	15.42	x15.09	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 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



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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Your Total Real Estate Package!