



1881B Massassauga Rd
Frontenac Ontario K0G 1X0
 Frontenac 47 - Frontenac South Frontenac
SPIS: No **Taxes:** \$7,037.70/2025 **DOM:** 8
 Detached **Front On:** S **Rms:** 13
Link: N **Acre:** 2-4.99 **Bedrooms:** 5
 2-Storey **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: 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
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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

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