

West-Facing Sunsets Await!



119 Cliff View Lane, Frontenac, ON

X13615624

\$ \$339,000

3 Bedrooms

1 Bathroom

0.537 Acres

Buck Lake

Waterfront Cottage on Buck Lake with 110 ft of West-Facing Shoreline.

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.

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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(613) 273-9595



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Frontenac, ON**

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Waterfront Cottage on Buck Lake with 110 ft of West-Facing Shoreline

- **Discover the Potential of This Charming Waterfront Cottage on Buck Lake:** 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.
- **Cozy Cottage Layout & Comfortable Living Spaces:** 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.
- **Excellent Renovation Opportunity:** 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 – A Gem of the Canadian Shield:** 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.
- **Incredible Potential in a Peaceful Setting:** 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.

Directions

- Massassaua Road to Seapoint Lane to Cliff View Lane.

MORE INFORMATION

Home & Property Upgrades

- **Roof:** Replaced completely in 2004. Some sections were replaced and soffit & fascia were added in 2020.
- **Floating Docks:** There are two (2) floating docks. The anchor for the docks is secured by rope to a tree. A ladder for the docks and a ramp (currently upside down on one dock) that connects the fixed shore dock to the floating docks are stored on-site.
- **Lake Access:** A staircase leads from the elevated property to the natural shoreline.
- **Outbuildings:** A shed at the lake for a paddle boat and accessories. A pump house for the water pump.
- **Inclusions:** All contents in "as-is" condition, including lawnmower and paddle boat.

Utilities & Operating Costs

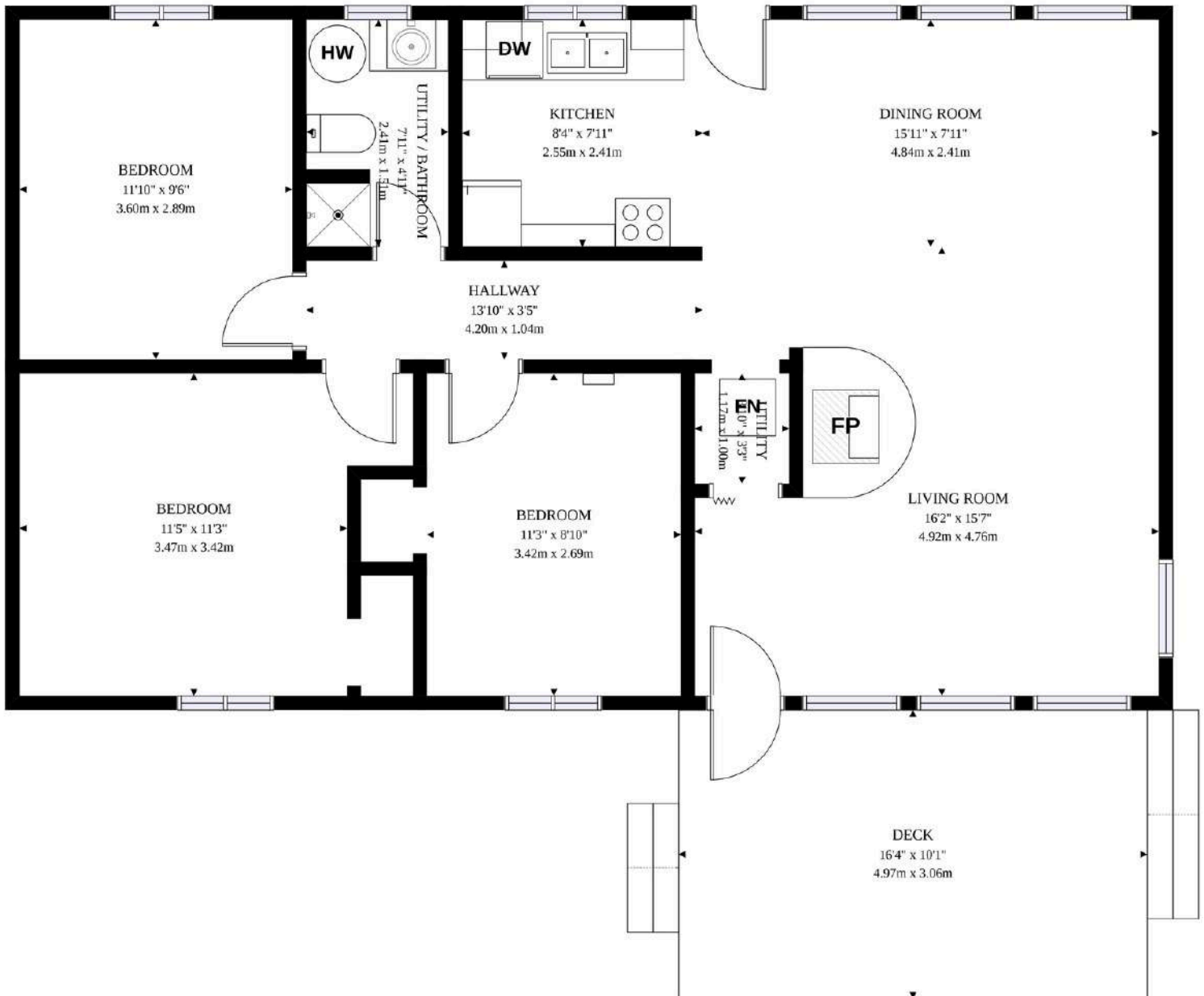
Taxes	Hydro	Road Maintenance Fee	Private Boat Launch
\$2,093.17 (2026)	~\$950 annually	~\$200/year, paid to the Bluewater Park Cottagers Association	Included in the road maintenance fee; available only to residents of the park

Offers & Inclusions

- Cottage is being sold "as-is," offering a blank canvas for your vision.
- All contents, including lawnmower and paddle boat, are included.
- Floating dock permit is available upon request.



FLOORPLAN



GROSS INTERNAL AREA

FLOOR 1: 935 sq.ft, 86.87 m²

TOTAL: 935 sq.ft, 86.87 m²

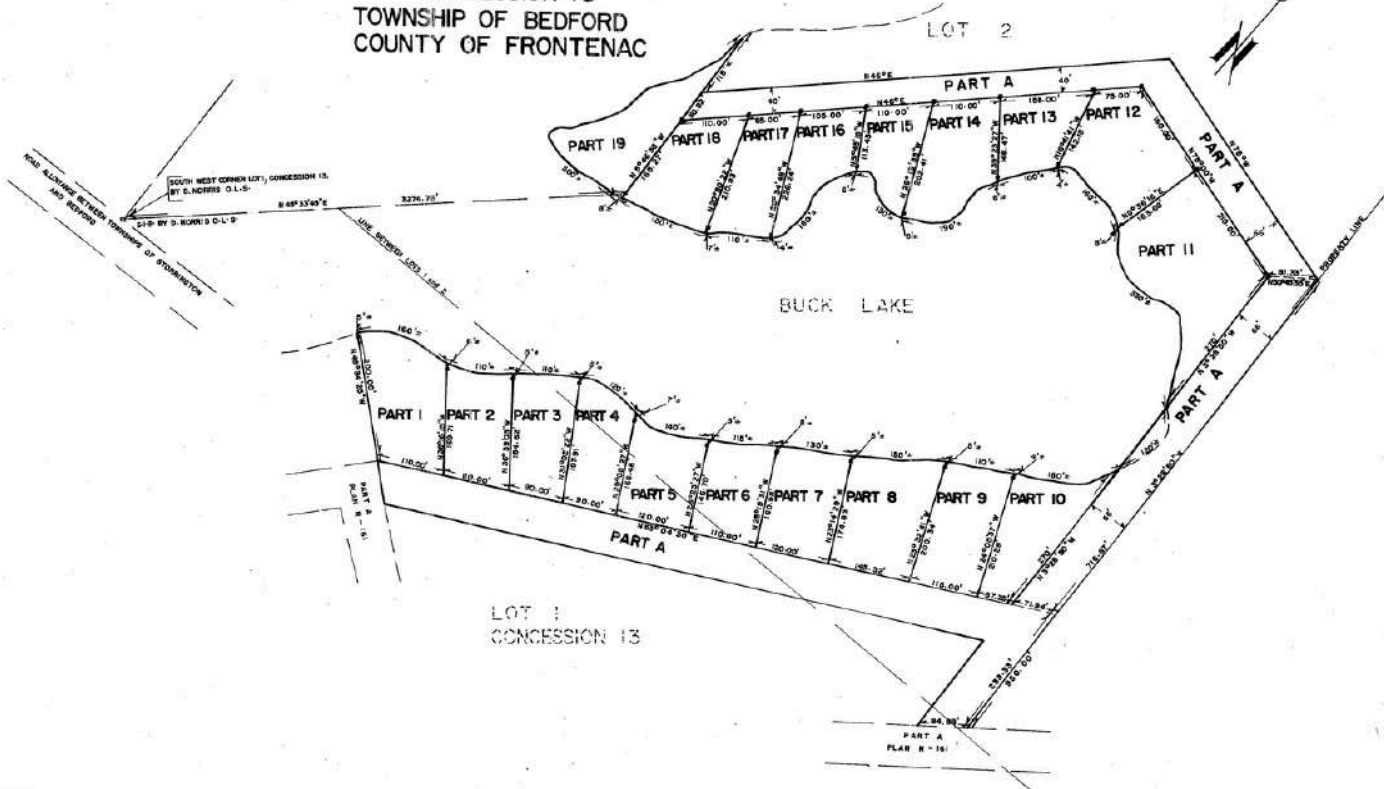
EXCLUDED AREA

DECK: 164 sq.ft, 15.23 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SURVEY

REFERENCE PLAN SHOWING PART OF LOTS 1 and 2 CONCESSION 13 TOWNSHIP OF BEDFORD COUNTY OF FRONTENAC



RECEIVED AND DEPOSITED AS
PLAN B 162
DATE January 29, 1970
J. B. CAMPBELL
SIGNATURE

REGISTERED FOR THE REGISTRY
DIVISION OF Kingston
S. CAMPBELL

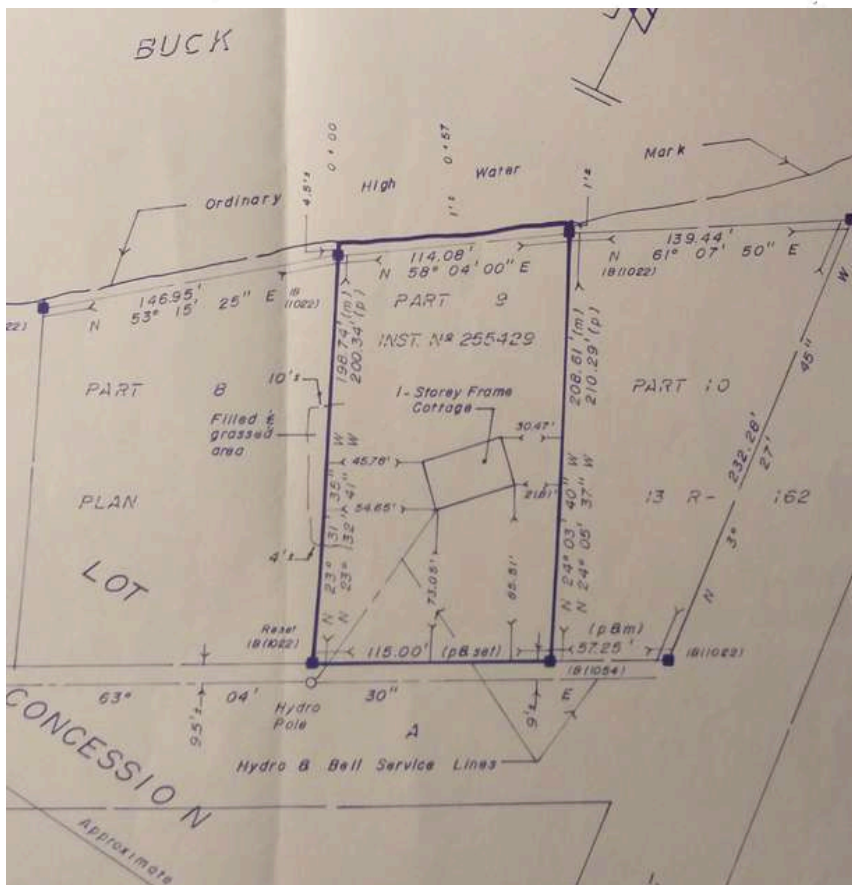
I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER PART II OF
THE REGISTRY ACT.
DATE JANUARY 29, 1970

J. B. CAMPBELL
SIGNATURE
N. B. CAMPBELL

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT
THIS SURVEY AND PLAN ARE CORRECT
AND IN ACCORDANCE WITH THE
SURVEY ACT AND THE REGISTRY
ACT AND THE REGULATIONS MADE
THEREUNDER.
THIS SURVEY WAS COMPLETED ON
THE 25, DAY FEBRUARY,
1970.
DATE JANUARY 29, 1970
J. B. CAMPBELL
SIGNATURE
ONTARIO LAND SURVEYOR

* 1/4 DENOTES 1/4" SQUARE NEW BAR
4" LONG
* 1/8" DENOTES 1/8" SQUARE NEW BAR
4" LONG

BEARINGS SHOWN HEREON ARE
ASTRONOMIC AND REFERRED TO
THE MERIDIAN THROUGH THE SOUTH
WEST CORNER OF LOT 1 CONCESSION
13, TOWNSHIP OF BEDFORD.



SEPTIC PERMIT 1/3

KINGSTON, FRONTENAC AND LENNOX AND ADDINGTON HEALTH UNIT

221 PORTSMOUTH AVENUE, KINGSTON, ONTARIO • CLOYNE, ONTARIO
MEMORIAL BUILDING, DUNDAS ST. W., NAPANEE, ONTARIO • SHARBOT LAKE, ONTARIO

USE PERMIT FOR CLASS 4, 5, 6 SEWAGE SYSTEMS

APPLICATION NO.

B-4275

INSPECTION DETAILS	TIME 2:25	DATE July 8 1976	WEATHER Raining
REPRESENTING:	THE OWNER		THE INSTALLER

1. Work authorized by the Certificate of Approval has been satisfactorily completed and includes:

- a) Septic tank/holding tank of working capacity of 600 Imp. Gals. constructed of steel ☐ concrete ☒ fibreglass ☐
on site ☐ or prefabricated ☒ to serve 3 (no. of bedrooms or units).

MAKE AND MODEL,

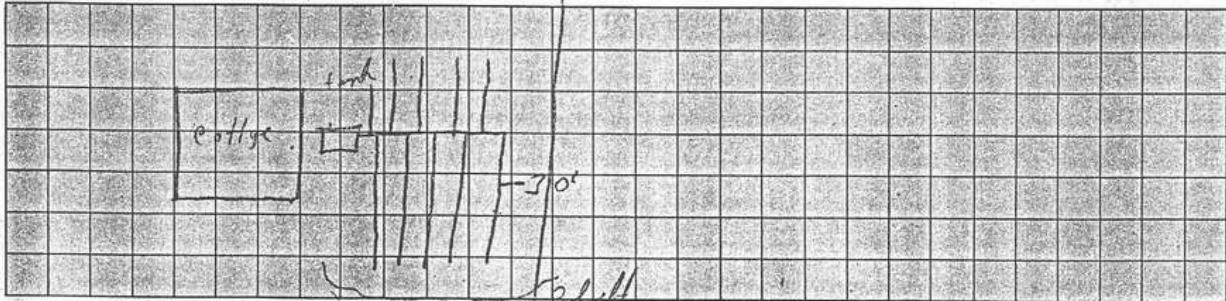
IF PREFABRICATED TANK

Planes Pre Cast Low.

- b) Leaching bed of total 240 lineal feet of 3 inch diameter distribution pipe of PVC
(type and product description e.g. Canon CSA Approved PVC) laid in 5 runs and fed by
gravity (gravity, siphon, pump).
c) Proprietary Aerobic System: (Manufacturer) _____ (Model) 5-30
d) Other details 1-20

2. Location

- a) System components installed as shown on application supporting Certificate of Approval ☐
b) If located other than in (a) use space below for sketch and dimensions from permanent points of reference sufficient to facilitate future location of tank and leaching bed including orientation of pipe runs.



3. The following work remains to be completed:-

- ☒ Backfill System and Complete ☐ Finish Grading to Shed Run-off and Divert Water Around Leaching Bed
☐ Stabilize All Sloped Surfaces ☒ Other check grade on leaching pipe
Any Use Permit issued hereunder may be revoked if this work is not completed promptly to Provincial standards. 1-15-76

USE PERMIT

Under Section 59a of The Environmental Protection Act, 1971 and subject to the provisions of The Act and Regulations a Permit is hereby issued to (Owner) _____ for the use and operation of the Class 4 sewage system constructed/installed/enlarged/extended/alterd pursuant to the Certificate of Approval issued under the above application number in accordance with the application and Certificate of Approval with any changes indicated above and located on Lot 1 & 2 Concession 13 Ward/Township/Municipality Bedford Region/District/County Frontenac Plan No. R162 Sub-Lot No. 9

INSPECTED AND RECOMMENDED BY

Doug Steele

PERMIT ISSUED BY

F. Hatchings DIRECTOR

DATE ISSUED

July 8 1976

Note: Section 57(a) of The Act provides that no change can be made to any building(s) or structure(s) in connection with which this sewage system is used, if the operation or effectiveness of the sewage system will or is likely to be affected by the change, unless a new Certificate of Approval is obtained.
Section 78 of The Act provides that an applicant may appeal the imposition of terms and conditions by a Director on issuing a permit. Written notice of appeal must be forwarded to the Director and to the Environmental Appeal Board, 365 Bay Street, Suite 900, Toronto, Ont., M5H 2V3 within 15 days of receipt of the permit.

SEPTIC PERMIT 2/3

Expiry date: Dec. 31/76

S-75

Kingston, Frontenac and Lennox and Addington Health Unit

File No. B-42-75
Date June 3/75

SITE INSPECTION REPORT FOR CERTIFICATE OF APPROVAL
APPLICATION FILE NO. B-42-75 DATED June 4/75

Distribution

Copy 1 — Owner
Copy 2 — Office
Copy 3 — Contractor

Owner's Name. [REDACTED] Lot No. 142 Con. 13 Township/Ward Red Fox

1. Persons at inspection: Name(s) [REDACTED]
Attending in capacity of owner
2. Time of Inspection 11 am Weather Conditions Sunny clear & calm

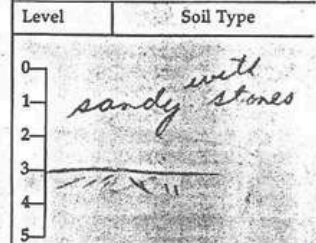
3. Assessment of Proposal

a) Change(s) to proposal required (yes) or (no)
due to: (Record details of change in Item 4)

i) Surface Drainage OK ii) Slope of Ground 2%
iii) Presence of Rock 3' approx. iv) Impervious Soil no
v) High Water Table no vi) Clearances (Horiz.) OK

b) Percolation Rate $t = \frac{10}{20}$ Mins: Measured ☐
Estimated ☒

SOIL CONDITIONS ENCOUNTERED



Show Rock Elevation ---

High Water Table — GWT V

4. Requirements of System

a) Working Capacity (Imp. Gals.) of Septic Tank 600 or Holding Tank ---
b) Length of Absorption Trench Required 240 240 feet.
c) Changes Required — (For granular fill give area and depth)
Include sketch(s) if required to show change(s).

Fill and grade the leaching bed area to create a level area with 5' of earth from the bedrock to the finish grade. Install leaching trench as per our regulations.

5. Decision: The proposal is:

a) Acceptable in accordance with the application. ☐
b) Not acceptable ☐ Record reason in space above.
c) Acceptable if required changes in Item 4 are carried out. ☐
d) Not acceptable but owner may wish to consider a
— Proprietary Aerobic System ☐ — Holding Tank ☐

6. Class 4 Certificate of Approval issued
on June 17/75 (Date)

Dorey Steele
Inspector

SEPTIC PERMIT 3/3

APPLICATION FORM AND CERTIFICATE OF APPROVAL FOR A CLASS 2-6 SEWAGE SYSTEM

(PLEASE PRINT CLEARLY)

APPLICATION NO. B-42-75
 FEE: \$25.00 (Cheque)
 RECEIPT NO. 25.00
 DATE RECEIVED June 3/75

1. Name of Owner [REDACTED] Tel. No. [REDACTED]
 2. Installer's Name ROBERT PHILLIP Tel. No. 395-2420
 Address CARPENTER
 (NO., STREET, CITY, TOWN, ETC.) STERLING ONT
 3. Propose to Construct a Class 2 sewage system to serve SINGLE
 (CONSTRUCT/INSTALL/ALTER/EXTEND/ENLARGE)
 (TYPE OF BUILDING(S): E.G. SINGLE FAMILY DWELLING, RESTAURANT, MOTEL, TRAILER PARK)

4. Location-REGION, COUNTY, DISTRICT BUCK-LAKE BLUE WATER PARK WARD, TOWNSHIP, TOWN BEDFORD-TWSP LOT NO. 142 CONC. NO. 13 SUB LOT NO. PART 2 PLAN NO. R162 AREA OF LOT (SQ. FT.) 23,000
 5. State Number of 3 BEDROOMS OR MOTEL UNITS 5 PEOPLE 1 FLUSH TOILETS N/A URINALS N/A WASHBASINS N/A SHOWERS AND BATHTUBS N/A
 LAUNDRY TUBS N/A KITCHEN SINKS 1 GARBAGE GRINDERS N/A DISHWASHERS N/A AUTOMATIC WASHERS N/A OTHER (STATE) ?
 6. Water Supply X DUG OR BORED WELL ? X DRILLED WELL ? X MUNICIPAL ? X PROPOSED ? ? EXISTING

7. Attach completed sketch (MOE 14-248)-List other attachments:

8. Relationship to Severance if applicable TWO SKETCHES (PHOTO-COPIES) attached
☐ LOT APPROVAL PENDING
☒ LOT APPROVED UNDER SEVERANCE
 APPLICATION NO. [REDACTED]
 9. Directions to Lot: Highway No. 10, Secondary Roads, Signs to Follow, ETC.
Take Westport Rd. north from Kingston Division
Turn approximately 3 1/2 miles south of Westport Rd
Blue Water Park Development sign - follow
Bewes & Cochrane Cottage signs - approximately 5 mi

10. I certify that the above information is complete and correct and that, if approved the work will conform with Provincial requirements for sewage systems and local Municipal By-Laws. (Attach fee for Class 4, 5 or 6 systems)

NAME OF AGENT [REDACTED] TEL. NO. [REDACTED] SIGNATURE OF OWNER OR AGENT [REDACTED]
 ADDRESS [REDACTED] DATE MAY 30/75
 (NO., STREET, CITY, TOWN, ETC.)

1. INSPECTOR'S REPORT
 INSPECTION TIME AND DATE 19 O'CLOCK 19
 SOIL CONDITIONS ENCOUNTERED
 WATER TABLE OR ROCK 0 ELEVATION 0 SOIL TYPE 0
 1 1
 2 2
 3 3
 4 4
 5 5
 REQUIREMENTS
 REPRESENTING OWNER [REDACTED] LEACHING BED AREA DEPTH (FEET) TO ROCK [REDACTED] WATER TABLE [REDACTED]
 WORKING CAPACITY OF SEPTIC/HOLDING TANK [REDACTED] LENGTH DISTRIBUTION PIPE [REDACTED]
 IMP. GALS. [REDACTED] LINEAL FT. [REDACTED]

Other Requirements and Comments (E.G. FILL, GRADING, DRAINAGE IMPROVEMENTS, DESIGN SEWAGE FLOWS)
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

12. Proposal Not Accepted Due to:
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

INTERACTIVE LINKS

Virtual Tour



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

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/fIQ4Seiuc9U>

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/CiPuUnhv pQWQp5dm9>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/119CliffViewLane/>

MLS LISTING



119 Cliff View Lane **List: \$339,000 For: Sale**

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 FeetIrreg:

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/Agri:
Waterfront: Direct
Retirement:
HST Applicable to: Not Subject to HST
Sale Price:
Oth Struct: Garden Shed
Survey Type: Unknown

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	x16.08	Combined W/Dining Wood Stove
2	Kitchen	Main	11.48	8.2 x 7.87	
3	Bathroom	Main	11.48	x4.92	3 Pc Bath Vinyl Floor
4	Prim Bdrm	Main	11.81	x11.15	Broadloom
5	2nd Br	Main	11.15	x9.19	Broadloom
6	3rd Br	Main		x9.19	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



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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Kingston, ON K7P 2Y5

Your Total Real Estate Package!