



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)

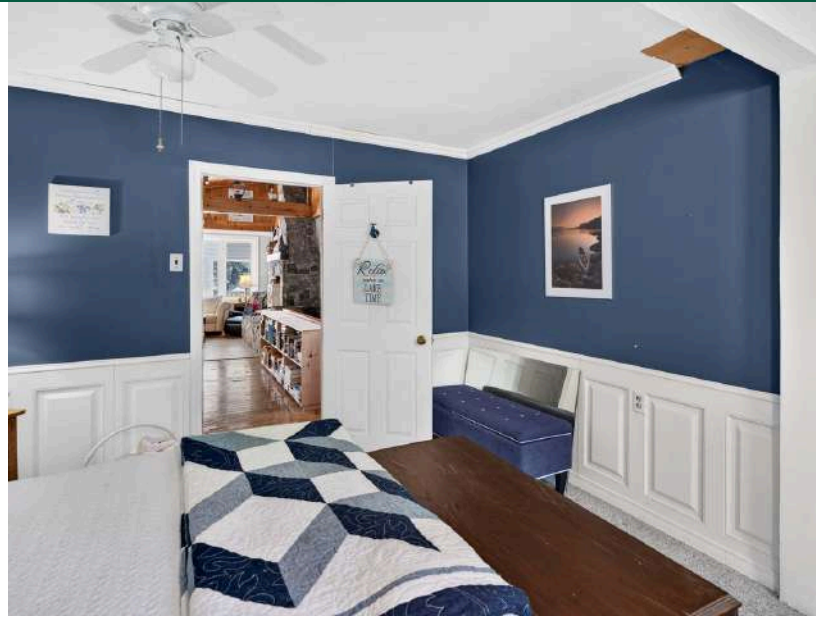
Taxes	Hydro	Insurance
\$7037.70	approx. \$600.00	\$5000.00

Updates:

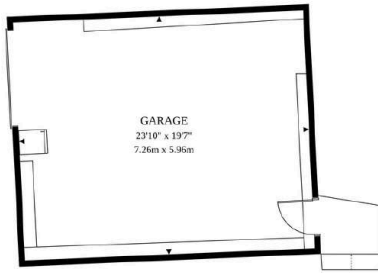
- Metal Roof 2022
- Kitchen 2023
- Porch 2024



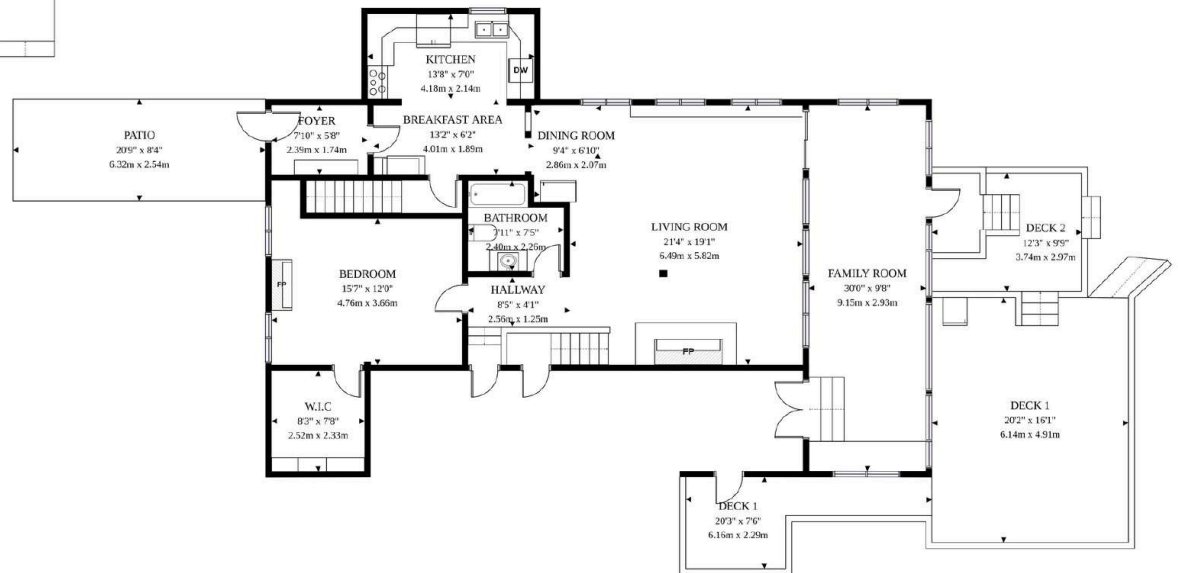
GALLERY



FLOOR PLAN: MAIN FLOOR

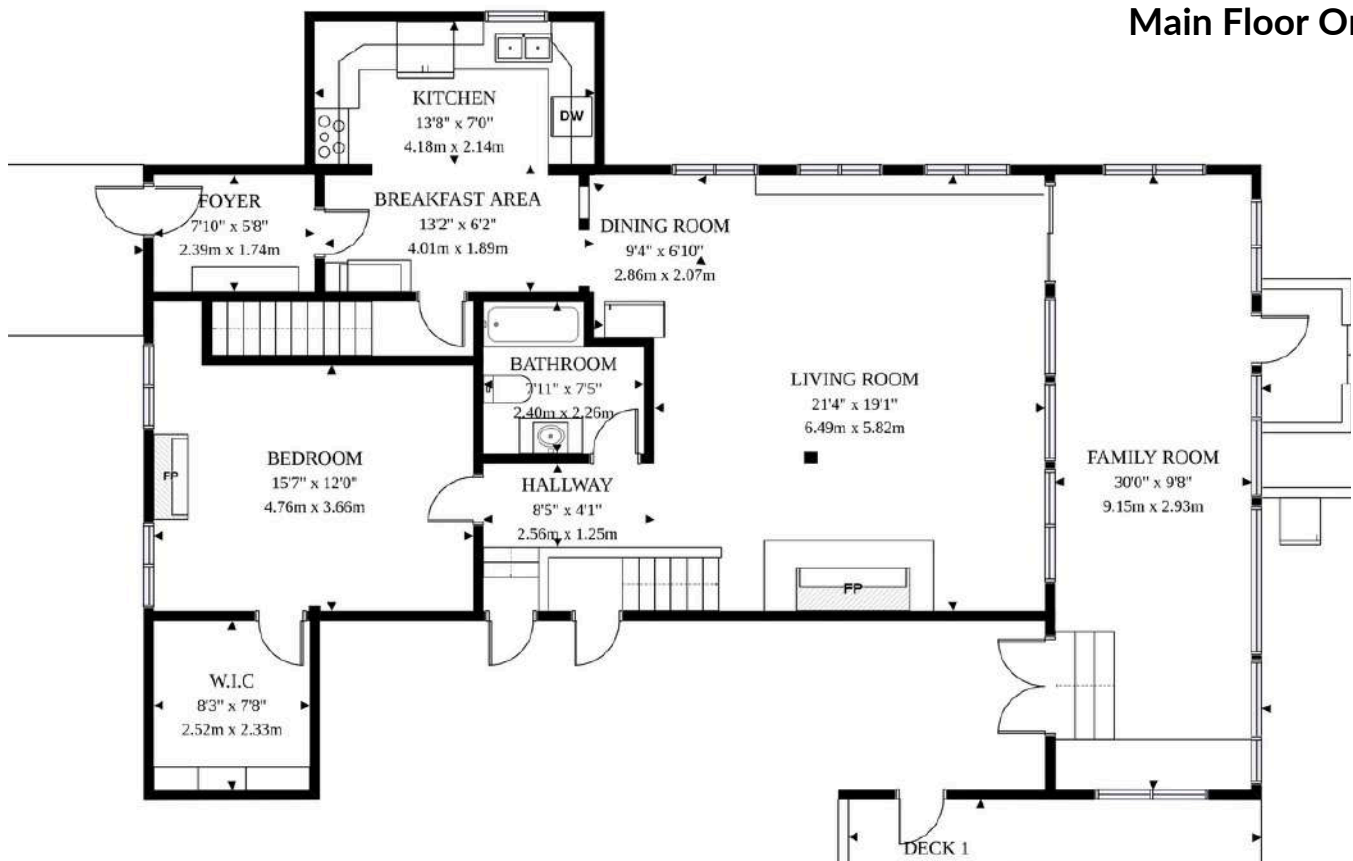


Main Floor with Garage & Decks



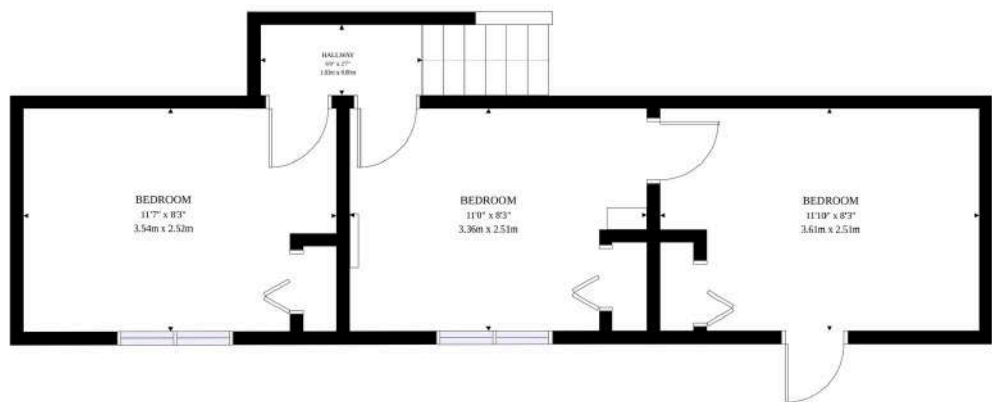
2,286 sqft Total

Main Floor Only

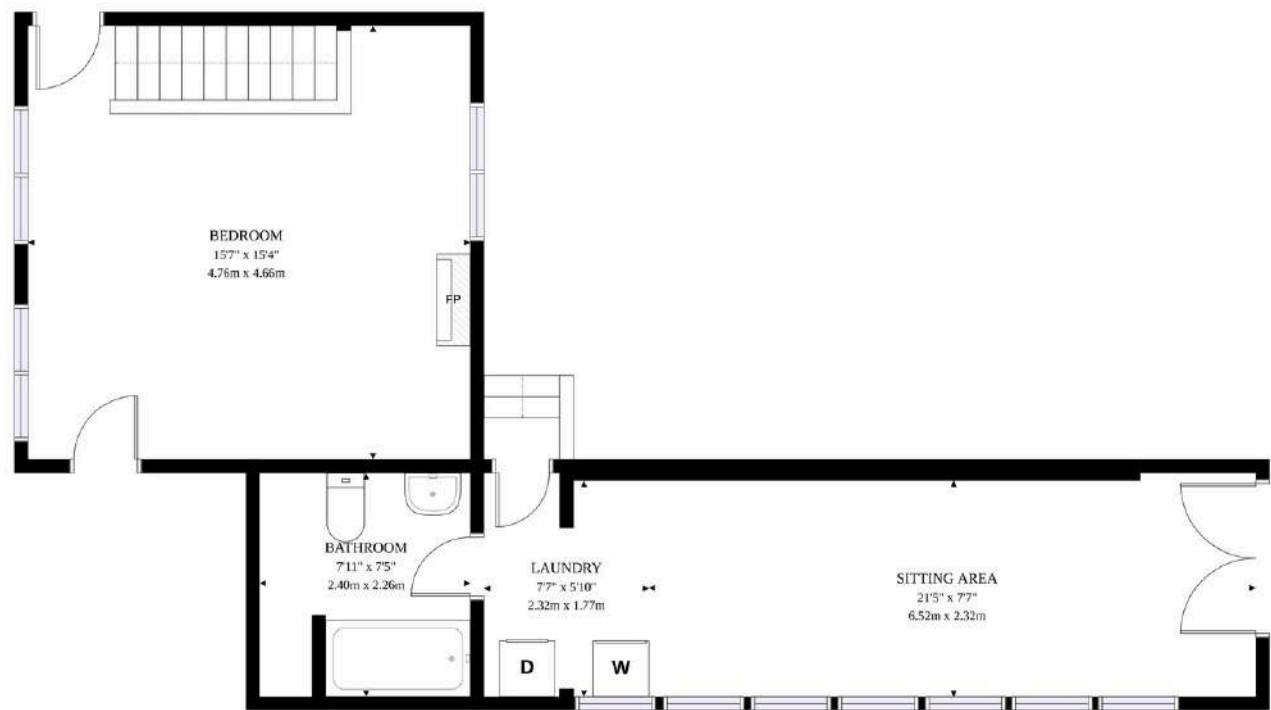


FLOOR PLAN: BASEMENT & UPPER LEVEL

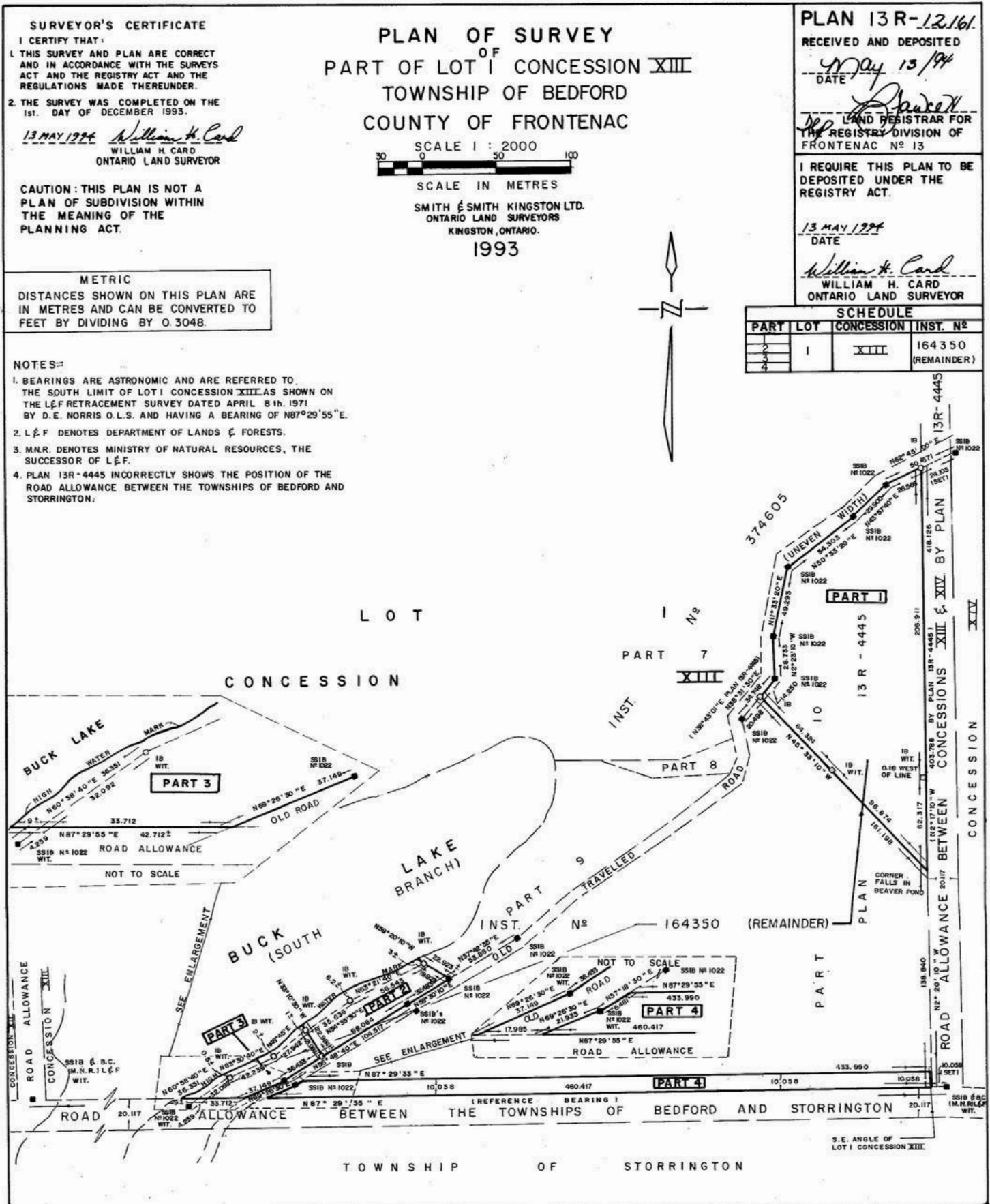
Basement



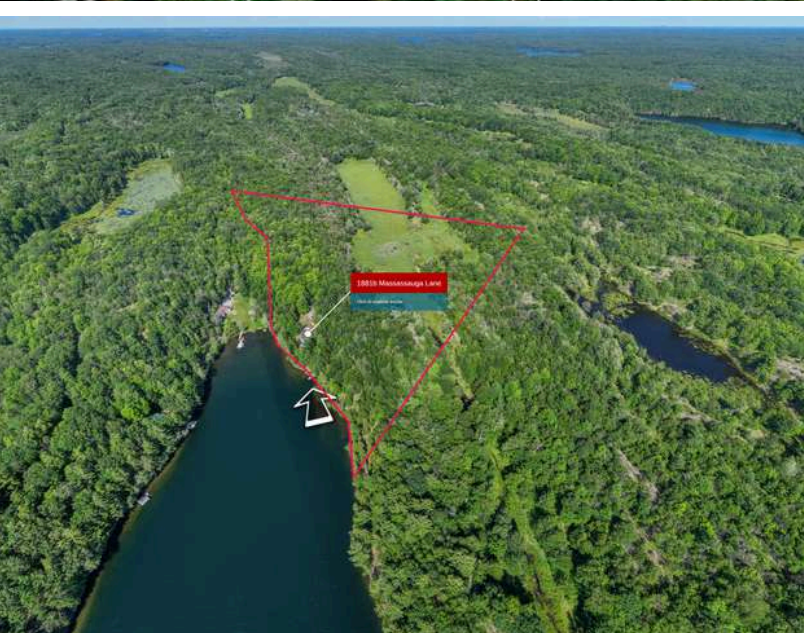
Upper Level



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 Idul 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

SEPTIC PUMPING RECEIPT

2730258 ONTARIO LTD. Operating As BRYAN'S SEPTIC SERVICE

HST #75775070

Bryan Colford

Septic Tank Pumping & Liquid Waste Disposal

P.O. Box 37, Westport, Ontario K0G 1X0

(613) 273-3078 Mobile (613) 264-3356

e-Transfer payment with invoice # to:

→ btcolford@hotmail.com

CUSTOMER ORDER NO. TELEPHONE DATE
416 476 4530 May 14/26

NAME

ADDRESS

CASH	CHARGE	CHEQUE	DEBIT CARD	C.O.D.	Q/ACCT.	MOSE. RET'D.	PAID OUT
	Pumped 700						330. ⁰⁰
	gallon septic						
	tank						
	Repair outle						100. ⁰⁰
	Digging						50. ⁰⁰

SPECIAL INSTRUCTIONS

T / GST

480.⁰⁰

62.⁴⁰

☐ e-Transfer

Net 30 days. 2% per month on overdue accounts.

All claims and returned goods MUST be accompanied by this bill.

PST

SOLD BY

RECEIVED BY

TOTAL

542.⁴⁰

45646

Product 609

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
Frontenac Ontario K0G 1X0
 Frontenac 47 - Frontenac South Frontenac
SPIS: No **Taxes:** \$7,037.70/2025
List: \$849,000F or: Sale
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	Exterior: Vinyl Siding	Zoning: RU / RLS / OSP-6
Fam Rm: N	Gar/Gar Spcs: Detached / 1.5	Cable TV: No
Basement: None	Drive: Private Double	Hydro: Yes
Fireplace/Stv: Y	Drive Park Spcs: 6	Gas: No
Heat: Other / Wood	Tot Prk Spcs: 7.5	Phone: A
A/C: None	UFFI:	Water: Well
Central Vac: No	Pool: None	Water Supply Type: Drilled Well
Apx Age:	Energy Cert:	Sewer: Septic
Apx Sqft: 1500-2000	Cert Level:	Spec Desig: Unknown
Lot Size Source: GeoWarehouse	GreenPIS:	Farm/Agr: Direct
Roof: Metal	Prop Feat: Fireplace/Stove, Lake Access, Waterfront, Waterfront	Waterfront:
Foundation: Concrete Block, Piers	Exterior Feat: Deck, Fishing, Privacy, Seasonal Living	Retirement: None
Assessment:	Interior Feat: Primary Bedroom - Main Floor, Storage, Water Heater Owned	Accessibility Feat: Hot Water Heater
POTL:		Under Contract:
POTL Mo Fee:		HST Applicable to: Not Subject to HST
Elevator/Lift:		Sale Price:
Laundry Lev: Main		Oth Struct: Playground
Phys Hdcap-Eqp:		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	13.12	x 5.58 x Laminate
2	Kitchen	Main	21.33	9.51	Laminate
3	Living	Main	29.2	x19.03	Hardwood Floor Fireplace
4	Sunroom	Main	7.55	x9.84	Vinyl Floor W/O To Deck
5	Bathroom	Main	15.42	x7.55	4 Pc Bath Vinyl Floor
6	Prim Bdrm	Main	7.55	x12.47	Broadloom
7	Other	Main	7.55	x7.55	Laminate W/I Closet
8	Bathroom	Main	27.56	x7.22	2 Pc Bath Vinyl Floor
9	Sitting	Main	15.42	x7.55	Broadloom Combined W/Laundry
10	2nd Br	Upper	11.48	x15.09	Broadloom
11	3rd Br	Lower	10.83	x 7.55	Hardwood Floor
12	4th Br	Lower	11.81	x 7.55	Hardwood Floor
13	5th Br	Lower		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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Kingston, ON K7P 2Y5

Your Total Real Estate Package!