

*Your Buck Lake Island
Escape Awaits!*



20 Porcupine Island, Frontenac, ON

X13682226

\$ \$349,000

3 Bedrooms

1 Bathroom

0.45 Acres

Buck Lake

Island Cottage on Buck Lake with 335 ft Shoreline & Included Boat Slip

Escape to the island and enjoy the peaceful beauty of Buck Lake! Located on the east side of Porcupine Island in South Frontenac Township, 20 Porcupine Island offers a wonderful opportunity to own a private waterfront cottage surrounded by nature and the tranquility of lake life. The property features deep, clean waterfront and is accessible by a short boat ride from the included mainland boat slip on the north branch of Buck Lake, making access to the island convenient and straightforward. Dock #12 is included with the property – park at the boat ramp on Perth Road and you're just minutes away from your private island. The cottage offers three bedrooms, a 3-piece bathroom, a kitchen, and a comfortable living room area – providing plenty of space for family and friends. Step outside onto the large deck which is an ideal spot for morning coffee, outdoor dining, entertaining, or simply enjoying the beautiful waterfront surroundings.

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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Island Cottage on Buck Lake with 335 ft Shoreline & Included Boat Slip

- **Escape to Your Island Retreat on Buck Lake:** Escape to the island and enjoy the peaceful beauty of Buck Lake! Located on the east side of Porcupine Island in South Frontenac Township, 20 Porcupine Island offers a wonderful opportunity to own a private waterfront cottage surrounded by nature and the tranquility of lake life.
- **Convenient Access & Included Boat Slip:** The property features deep, clean waterfront and is accessible by a short boat ride from the included mainland boat slip on the north branch of Buck Lake, making access to the island convenient and straightforward. Dock #12 is included with the property – park at the boat ramp on Perth Road and you're just minutes away from your private island.
- **Cozy Cottage with Spacious Living:** The cottage offers three bedrooms, a 3-piece bathroom, a kitchen, and a comfortable living room area – providing plenty of space for family and friends. Step outside onto the large deck which is an ideal spot for morning coffee, outdoor dining, entertaining, or simply enjoying the beautiful waterfront surroundings.
- **Classic Ontario Island Lifestyle:** Situated on the east side of Porcupine Island, this property provides the opportunity to embrace the classic Ontario cottage lifestyle with swimming, boating, fishing, relaxing, and making memories on the lake.
- **Sold As-Is with All Contents Included:** The property is being sold 'as-is', with all contents inside and outside included in the sale. Bring your vision and make this island retreat your own.

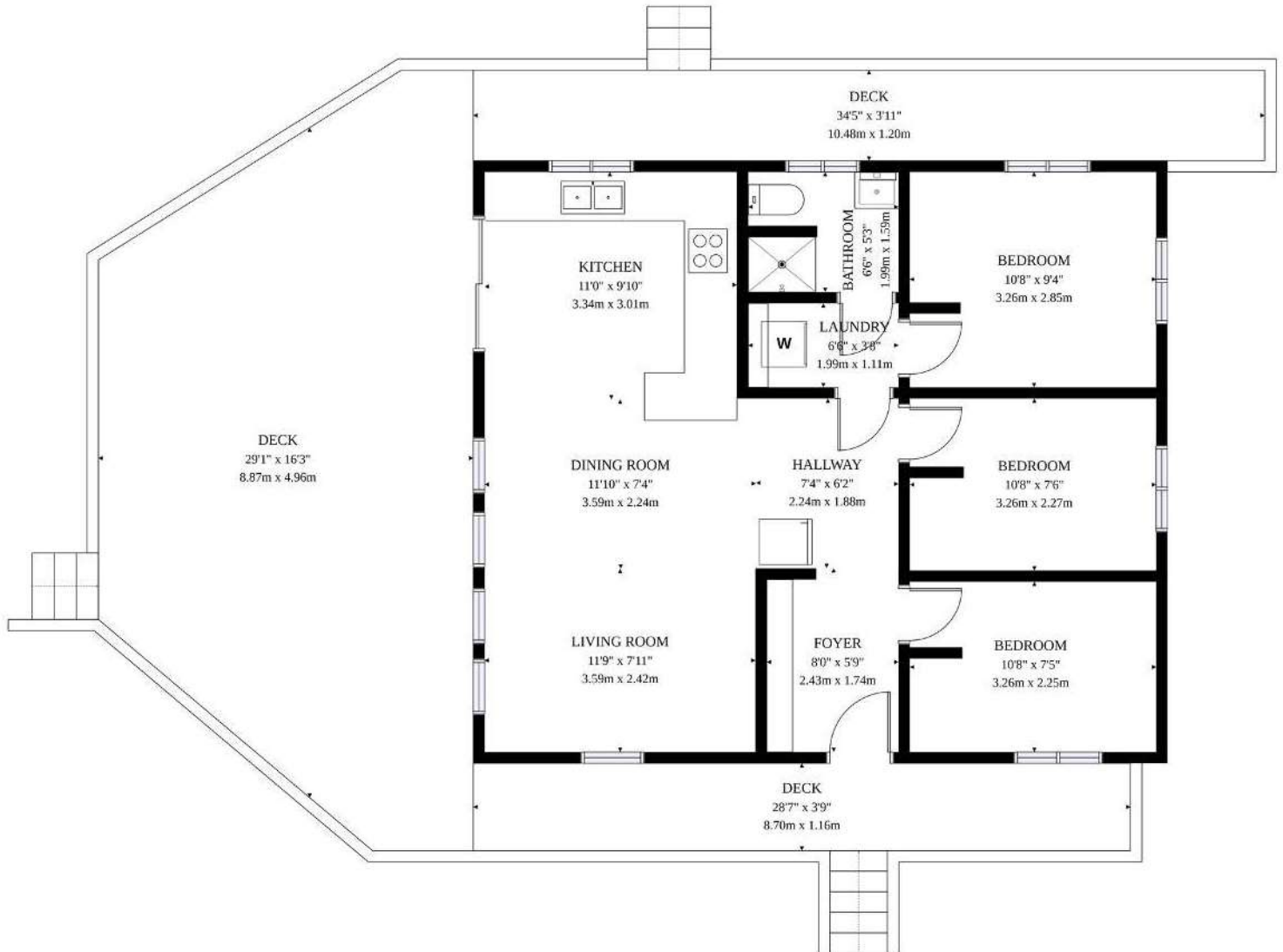
Directions

- Perth Road to Buck Lake boat ramp, dock #12, straight out to Porcupine Island on the east side #20.

GALLERY



FLOOR PLAN



GROSS INTERNAL AREA

FLOOR 1: 736 sq.ft, 68.39 m²

TOTAL: 736 sq.ft, 68.39 m²

EXCLUDED AREA

DECK: 681 sq.ft, 63.30 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

INTERACTIVE LINKS

Virtual Tour



Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=Xtr9ix9g2Bh>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/V4hOeDpivMI>

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/Bts3no6xbTnch3pk6>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/20PorcupineIsland/>

MLS LISTING



20 Porcupine Isle
Frontenac Ontario K0H 2L0
 Frontenac 47 - Frontenac South Frontenac
SPIS: No **Taxes:** \$1,505.80/2026

List: \$349,000 For: Sale

Detached **Front On:** E **Rms:** 8
Link: N **Acre:** < .50 **Bedrooms:** 3
 Bungalow **Washrooms:** 1
 1x3xMain

Lot: 102 x 197.5 Feet **Irreg:**
Dir/Cross St: Perth Road / Hilltop Lane
Directions:
 Perth Road to Buck Lake boat ramp, dock #12, straight out to Porcupine Island on the East side #20.

MLS#: X13682226 **PIN#:** 362480021

Possession Remarks: TBD

Legal: PT LT 1 CON 12 BEDFORD PT 19, R131; COUTH FRONTENAC EXCEPT FORFEITED MINING RIGHTS, IF ANY

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Baseboard / Electric A/C: None Central Vac: No Apx Age: Year Built: 1995 Yr Built Source: MPAC Apx Sqft: 700-1100 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: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Island, Lake Access, Waterfront, Waterfront, Wooded/Treed Exterior Feat: Deck, Fishing, Privacy, Seasonal Living Interior Feat: Carpet Free, Primary Bedroom - Main Floor, Water Heater Owned	Zoning: Cable TV: No Hydro: Yes Gas: No Phone: Yes Water: Other Water Supply Type: Lake/River Sewer: Other Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: HST Applicable to: Included In Sale Price: Oth Struct: Garden Shed, Shed Survey Type: None
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Water Body Name: Buck Lake Water Body Type: Lake Water Frontage (M): 102 Topography: Hilly, Rocky, Wooded/Treed Water Features: Dock, Island, Stairs to Waterfront Access to Property: By Water, Marina Docking, Water Only Docking Type: Private Water View: Direct WaterfrontYN: Yes Waterfront: Direct	Shoreline: Clean, Deep Shoreline Allowance: None Shoreline Exp: SE Alternative Power: None Easements/Restrict: Unknown Rural Services: Cell Services, Electricity Connected Waterfront Accessory Bldgs: Not Applicable Sewage: Privy
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	10.83	x10.83	Tile Floor W/O To Deck
2	Living	Main	14.44	x11.81	Tile Floor
3	Bathroom	Main	6.56	x5.25	Tile Floor 3 Pc Bath
4	Prim Bdrm	Main	10.83	x9.19	Tile Floor
5	2nd Br	Main	10.83	x7.55	Tile Floor
6	3rd Br	Main	10.83	x7.55	Tile Floor
7	Laundry	Main	3.94	x3.28	Tile Floor
8	Foyer	Main	7.87	x5.58	Tile Floor W/O To Yard

Client Remks: Escape to the island and enjoy the peaceful beauty of Buck Lake! Located on the east side of Porcupine Island in South Frontenac Township, 20 Porcupine Island offers a wonderful opportunity to own a private waterfront cottage surrounded by nature and the tranquility of lake life. The property features deep, clean waterfront and is accessible by a short boat ride from the included mainland boat slip on the north branch of Buck Lake, making access to the island convenient and straightforward. The cottage offers three bedrooms, a 3-piece bathroom, a kitchen, and a comfortable living room area - providing plenty of space for family and friends. Step outside onto the large deck which is an ideal spot for morning coffee, outdoor dining, entertaining, or simply enjoying the beautiful waterfront surroundings. Situated on the east side of Porcupine Island, this property provides the opportunity to embrace the classic Ontario cottage lifestyle with swimming, boating, fishing, relaxing, and making memories on the lake. The property is being sold 'as-is', with all contents inside and outside included in the sale. Bring your vision and make this island retreat your own.

Inclusions: All contents and exterior items

Exclusions: Personal items

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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