



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

List: \$349,000 For: Sale
Last Status: NEW
DOM: 0

Detached
Link: N
Bungalow

Front On: E
Acre: < .50

Rms: 8
Bedrooms: 3
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

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

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Kitchen	Main	10.83	x 10.83	Tile Floor	W/O To Deck
2	Living	Main	14.44	x 11.81	Tile Floor	
3	Bathroom	Main	6.56	x 5.25	Tile Floor	3 Pc Bath
4	Prim Bdrm	Main	10.83	x 9.19	Tile Floor	
5	2nd Br	Main	10.83	x 7.55	Tile Floor	
6	3rd Br	Main	10.83	x 7.55	Tile Floor	
7	Laundry	Main	3.94	x 3.28	Tile Floor	
8	Foyer	Main	7.87	x 5.58	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

Prepared By: TAMMY GURR, Broker
Phone: 613-583-0616
Printed On: 08/17/2026 11:16:57 AM

ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE
7 Spring St, Westport ON K0G1X0

Exclusions: Personal items
Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE Ph: 613-273-9595