



35B Whippoorwill Lane, Buck Lake, ON

X13727822

\$ \$569,000

3 Bedrooms

1 Bathroom

25.9 Acres

Buck Lake

Classic 3-Bed Seasonal Cottage on Buck Lake with 25.9 Acres & New Dock
Welcome to this classic cottage on beautiful Buck Lake. Tucked into a quiet bay and surrounded by the rugged beauty of the Canadian Shield, this charming seasonal cottage is the kind of place where summer days are spent on the dock, evenings are enjoyed on the screened porch, and sunsets stretch across the western sky. Bright, open, and full of cottage charm, the cottage offers 3 bedrooms and 1 bathroom, with a comfortable open-concept living and dining area. The screened-in porch adds the perfect spot for morning coffee, lazy afternoons, or gathering with family and friends as the day winds down. Freshly painted inside and out, this cottage is turn-key and being sold fully furnished, so you can simply arrive, settle in, and start making memories. Recent updates include a new metal roof, new decking with aluminum railings, and a new dock.

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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(613) 273-9595



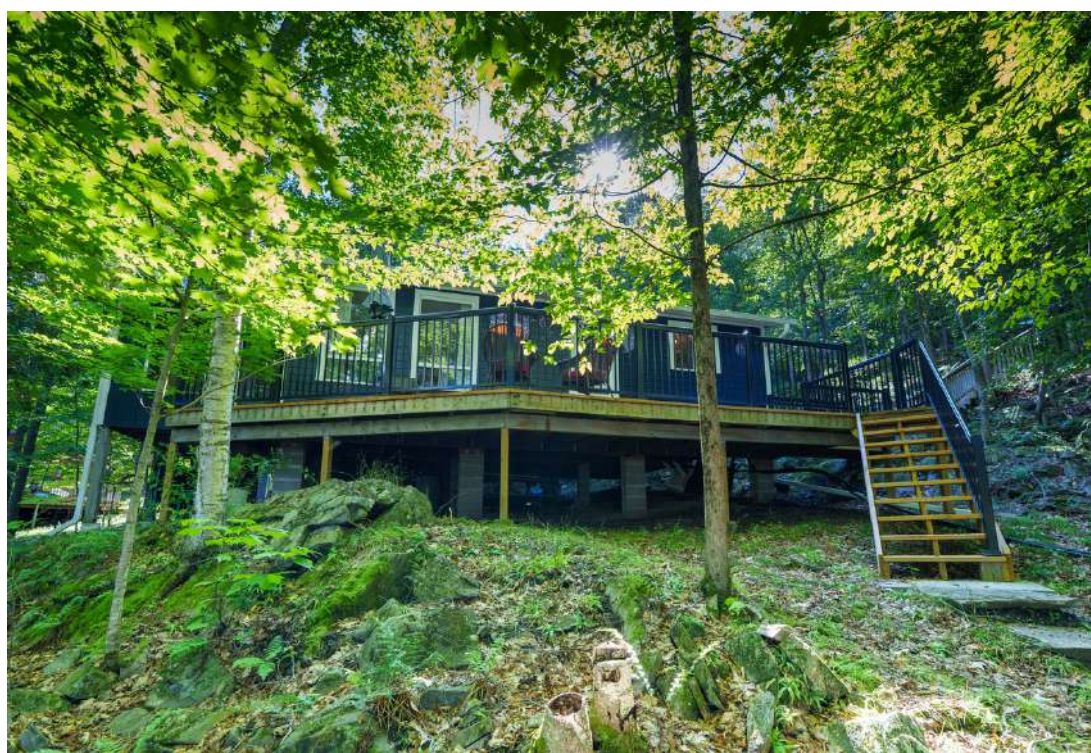
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Buck Lake, ON**

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Classic 3-Bed Seasonal Cottage on Buck Lake with 25.9 Acres & New Dock

- **Welcome to Your Classic Cottage Retreat on Buck Lake:** Welcome to this classic cottage on beautiful Buck Lake. Tucked into a quiet bay and surrounded by the rugged beauty of the Canadian Shield, this charming seasonal cottage is the kind of place where summer days are spent on the dock, evenings are enjoyed on the screened porch, and sunsets stretch across the western sky.
- **Bright, Open & Full of Cottage Charm:** Bright, open, and full of cottage charm, the cottage offers 3 bedrooms and 1 bathroom, with a comfortable open-concept living and dining area. The screened-in porch adds the perfect spot for morning coffee, lazy afternoons, or gathering with family and friends as the day winds down.
- **Turn-Key & Fully Furnished:** Freshly painted inside and out, this cottage is turn-key and being sold fully furnished, so you can simply arrive, settle in, and start making memories. Recent updates include a new metal roof, new decking with aluminum railings, and a new dock.
- **Systems & Waterfront Access:** The cottage sits on concrete piers and is serviced by a full septic system and lake water system. Stairs lead down through the natural landscape to the waterfront, where you'll find good waterfrontage and a peaceful place to swim, boat, fish, and soak up the sounds of the lake.
- **Explore Beautiful Buck Lake:** Buck Lake is a deep, clean Canadian Shield lake known for lake trout, pike, and bass. The cottage comes with 25.9 acres of land and is located just 25 minutes from Westport, this is a wonderful opportunity to own a true cottage retreat – peaceful, private, and wonderfully reminiscent of summers spent at the lake. Bring your family, your friends, and your fishing rod. The lake is waiting.

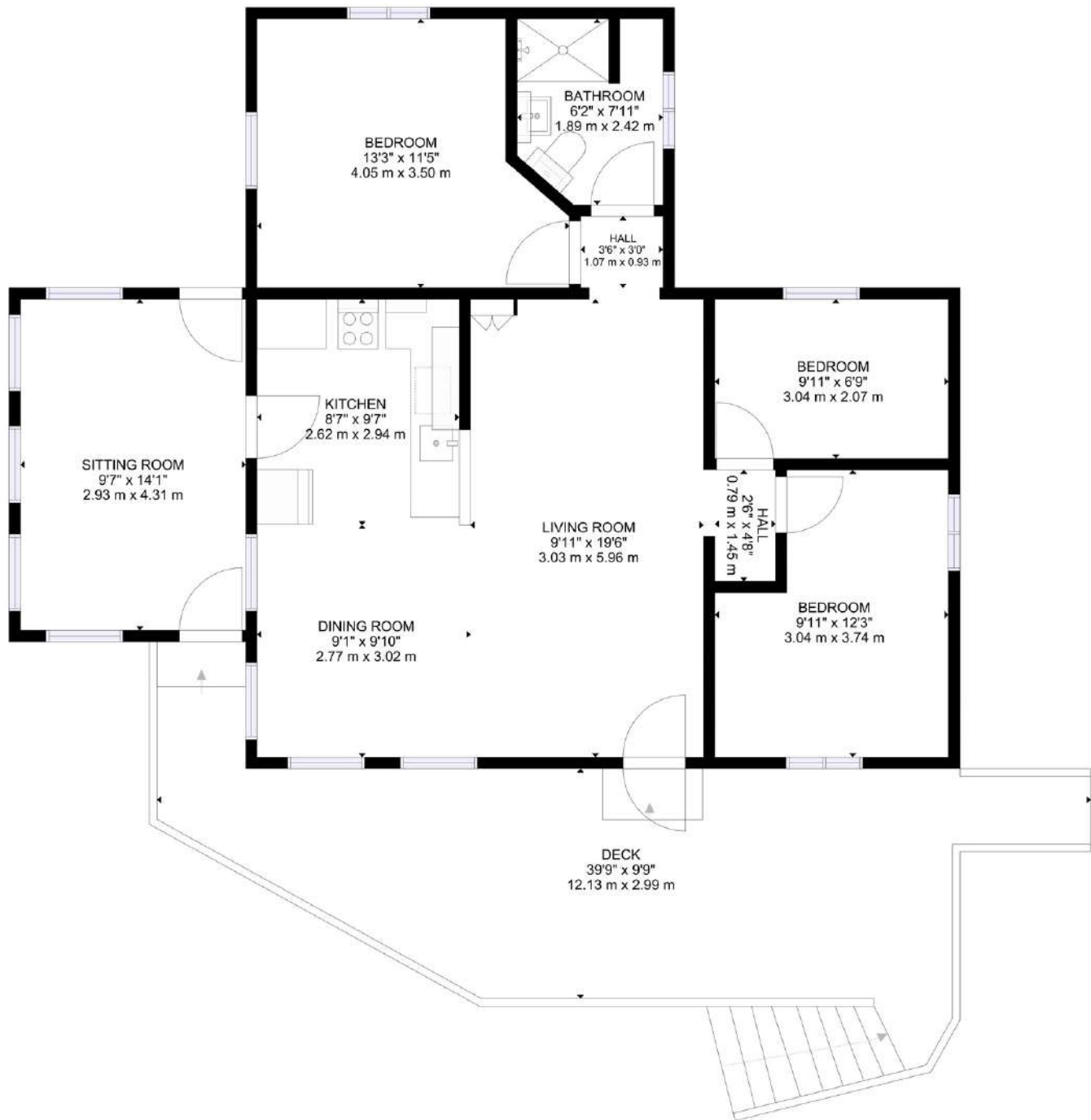
Directions

- Whippoorwill Lane / Cliff View Lane

GALLERY



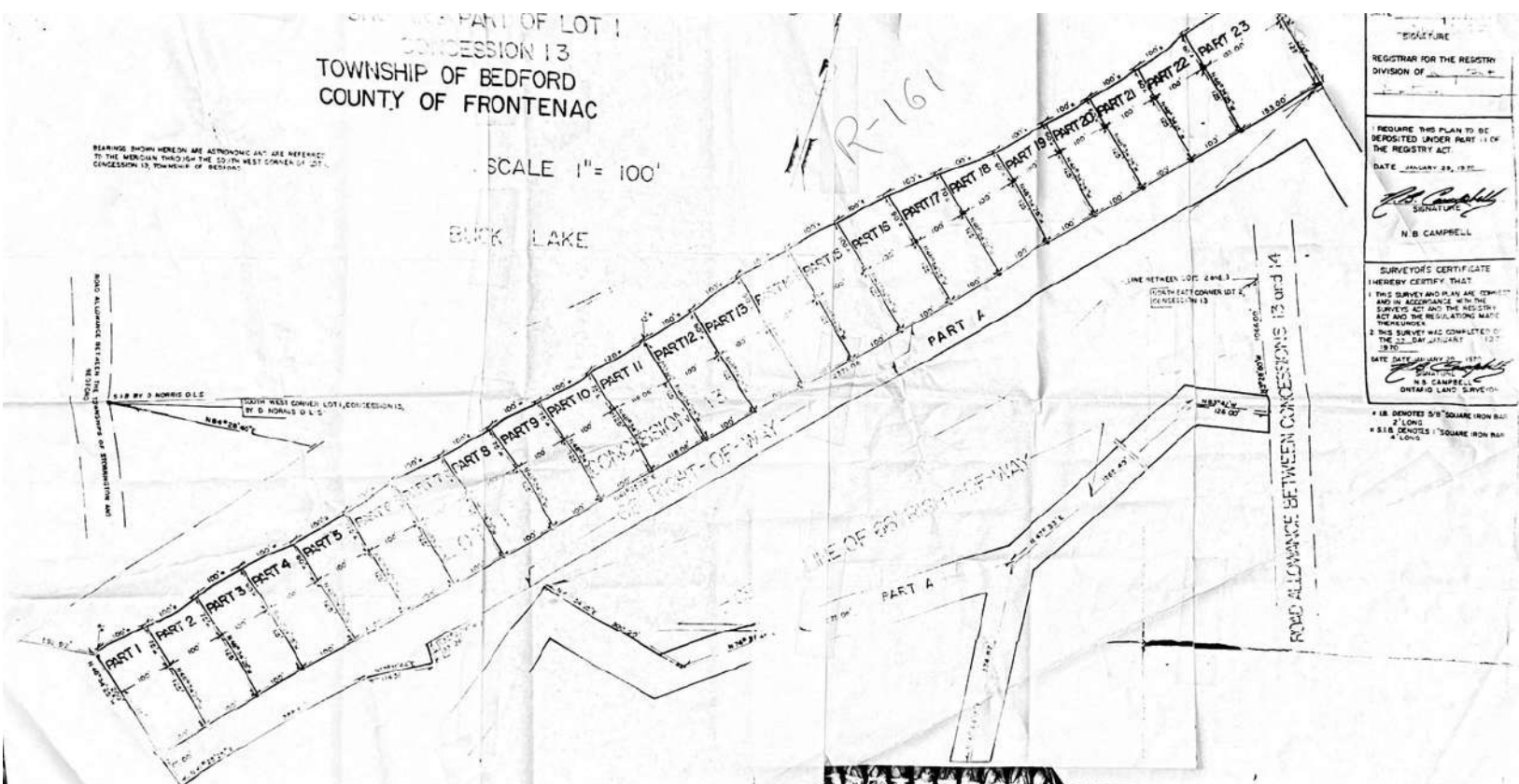
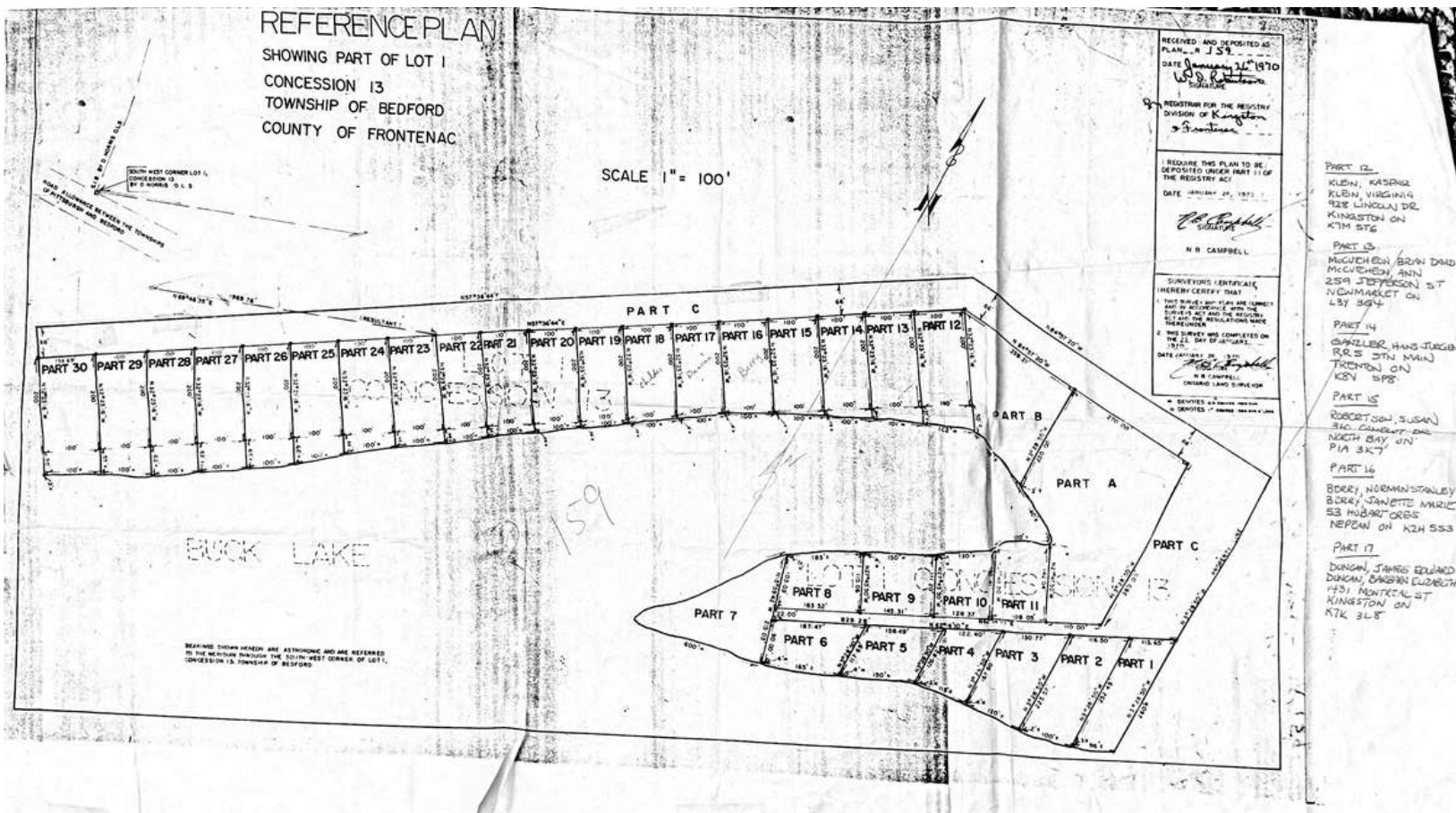
FLOOR PLAN



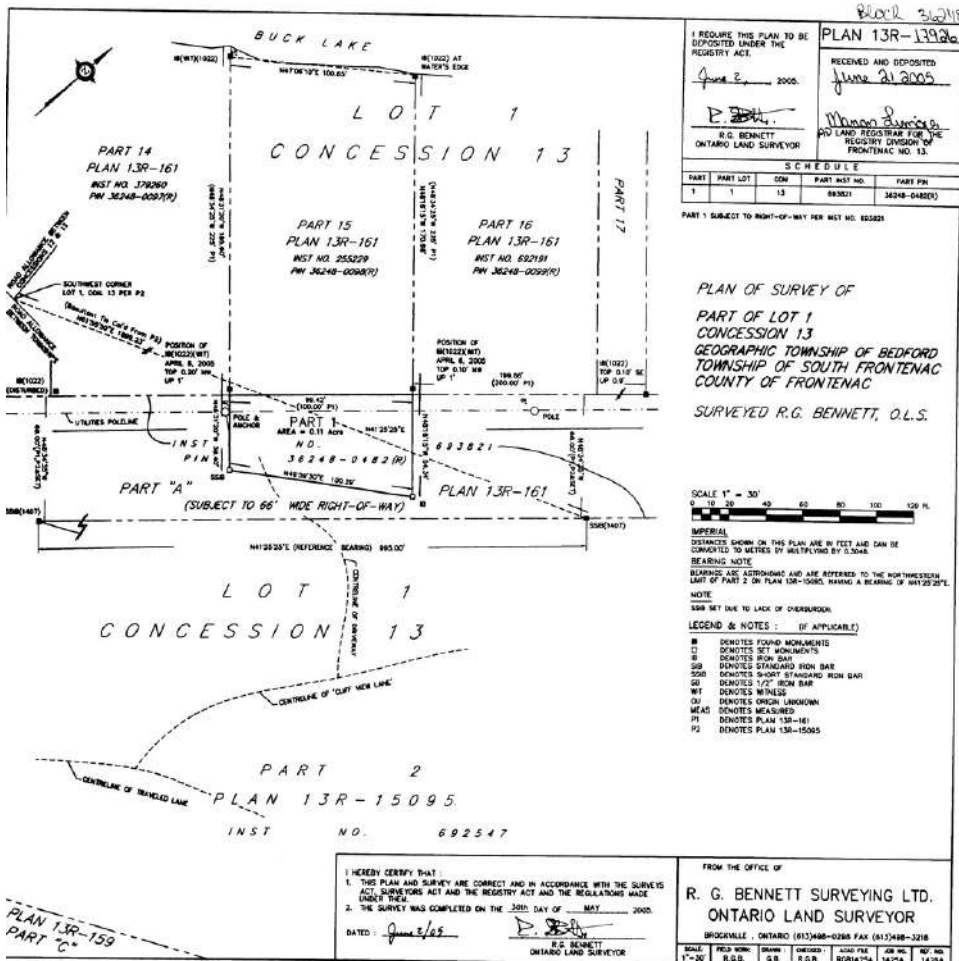
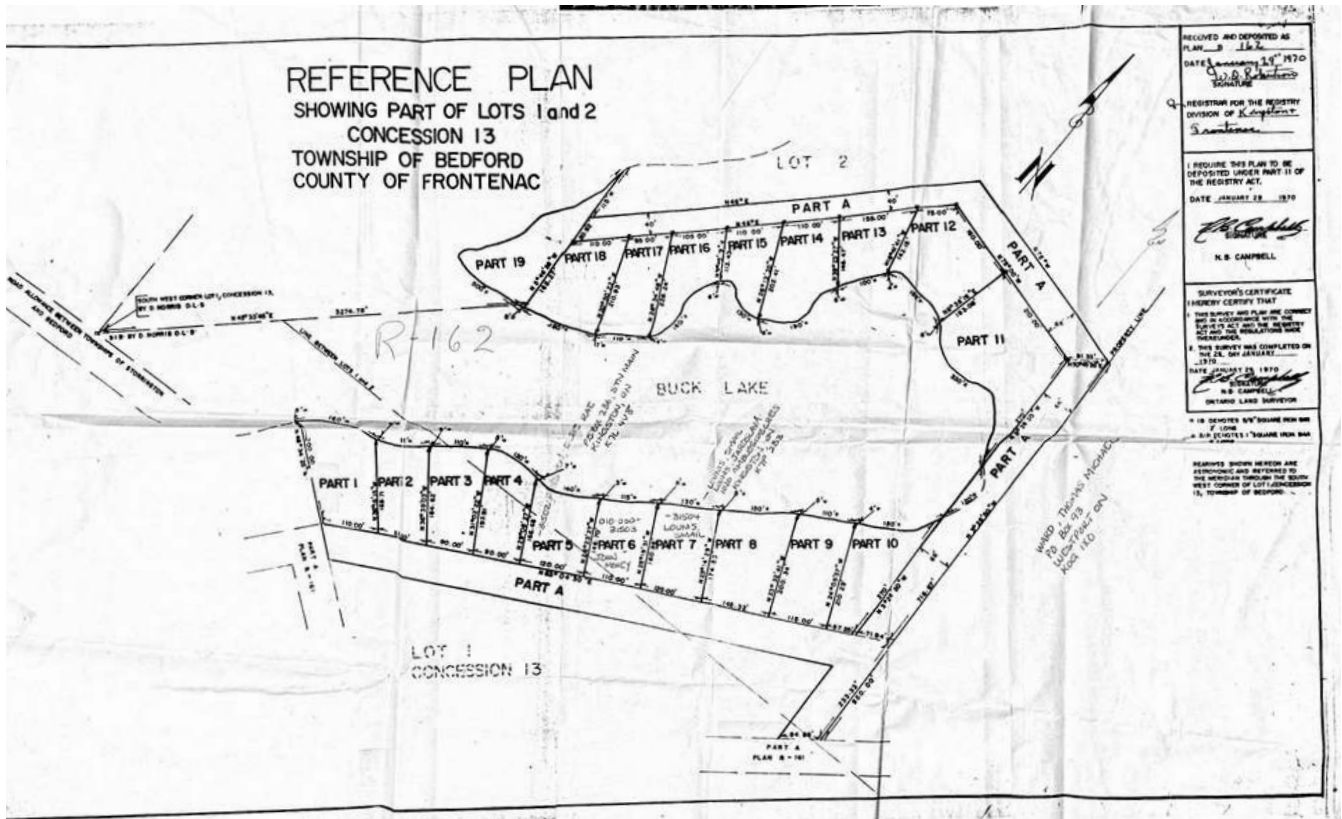
GROSS INTERNAL AREA
EXCLUDED AREA: DECK: 326 sq.ft, 30 m²
TOTAL: 925 sq.ft, 86 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SURVEY 1/2



SURVEY 2/2



AERIAL IMAGES



SEPTIC REPORT 1/2

2730258 ONTARIO LTD. o/a
BRYAN'S SEPTIC SERVICE
P.O. BOX 37
WESTPORT, ONTARIO
K0G 1X0
(613) 273-3078

PUMPER REPORT SEPTIC SYSTEM MAINTENANCE & PUMPING INFORMATION

Name: _____
Address: _____
Location: _____

Date: Aug 18 - 2023

Phone: _____

Type of Tank ☐ One Compartment ☒ Two Compartment
Type of Tank ☒ Septic Tank ☐ Graywater ☐ Aerobic ☐ Other _____

Approximate Capacity 800 gal

Construction Materials ☒ Concrete ☐ Steel ☐ Block ☐ Fiberglass ☐ Plastic
☐ Other _____

Initial Inspection

Any part of the septic tank under deck, driveway, etc ☐ Yes ☒ No

Any evidence of sewage seeping from the tank of lid ☐ Yes ☒ No

Condition of top and lids ☒ Good ☐ Leaking ☐ Needs Repair

Before Pumping

Condition of sewage in tank Normal

Liquid level at the outlet invert ☐ Above ☐ Below ☒ Normal

After Pumping

Condition of inlet baffle ☒ Good ☐ Needs Repair ☐ Missing

Condition of outlet baffle ☒ Good ☐ Needs Repair ☐ Missing Has P/ker

Evidence of water leakage: Into Tank ☐ Yes ☒ No From Tank ☐ Yes ☒ No

Absorption System

Type of Absorption System ☐ Seepage Bed ☐ Sand Mound ☒ Sub-surface Sand Filter

Flow Test ☒ Yes ☐ No Approximate Seepage at Bed 30 min good

Comments

At time of pumping system in good working condition
By

INTERACTIVE LINKS

Virtual Tour



Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=kmsbF68zt3a>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/UfKIwyo0Oag>

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/oKTFYCXve2JhT2mg7>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/35BWhippoorwill2/>

MLS LISTING



35B Whippoorwill Lane			List: \$569,000 For: Sale
Frontenac Ontario K0G 1X0			
Frontenac 47 - Frontenac South Frontenac			
SPIS: No	Taxes: \$2,355.62/2025		
Other Link: Bungalow	Front On: W Acre: 25-49.99	Rms: 8 Bedrooms: 3 Washrooms: 1 1x4xMain	
Lot: 115 x 151 Feet Irreg:			
Dir/Cross St: Whippoorwill Lane / Cliff View Lane			
Directions: Massassauga Road, right on Seapoint Lane, Right on Cliff View Lane onto Whippoorwill Lane			

MLS#: X13727822 **PIN#:** 362481041

Possession Remarks: TBD

Legal: FIRSTLY: PART LOTS 1-2, CONCESSION 13 BEDFORD, PART 6 R162; T/W FR374722; EXCEPT FORFEITED MINING RIGHTS, IF ANY;
SECONDLY: PART LOTS 1-2, CONCESSION 13 BEDFORD, PART A R162, PART A R161 & PART C R159; S/T FR693821; EXCEPT FORFEITED MINING RIGHTS, IF ANY TOWNSHIP OF SOUTH FRONTENAC PT LT 1-2 CON 13 BEDFORD PT 1 13R15095; T/W FR693820; SOUTH FRONTENAC EXCEPT FORFEITED MINING RIGHTS, IF ANY

Kitchens: 1	Exterior: Wood	Zoning: RLSW
Fam Rm: N	Garage: No	Cable TV: No
Basement: None	Gar/Gar Spcs: None / 0	Hydro: Yes
Fireplace/Stv: N	Drive: Private Double	Gas: No
Heat: Other / Other	Drive Park Spcs: 3	Phone: A
A/C: None	Tot Prk Spcs: 3	Water: Other
Central Vac: No	UFFI:	Water Supply Type: Lake/River
Apx Age: 51-99	Pool: None	Sewer: Septic
Year Built: 1970	Energy Cert:	Spec Desig: Unknown
Apx Sqft: 700-1100	Cert Level:	Farm/Agr: Direct
Lot Shape: Irregular	GreenPIS:	Waterfront:
Lot Size Source: GeoWarehouse	Prop Feat: Lake Access, Sloping, Waterfront, Wooded/Treed	Retirement: None
Roof: Metal	Exterior Feat: Deck, Fishing, Privacy, Porch Enclosed, Seasonal Living	Accessibility Feat:
Foundation: Concrete Block, Piers	Interior Feat: Carpet Free, Primary Bedroom - Main Floor, Water Heater Owned	HST Applicable to: Not Subject to HST
Assessment:	Security Feat: Smoke Detector	Sale Price:
POTL:		Oth Struct: Other
POTL Mo Fee:		Survey Type: Available
Elevator/Lift:		
Laundry Lev:		
Phys Hdcap-Eqp:		

Water Body Name: Buck Lake	Shoreline: Clean, Sandy
Water Body Type: Lake	Shoreline Allowance: None
Water Frontage (M): 35	Alternative Power: None
Topography: Hilly, Rocky, Wooded/Treed	Easements/Restrict: Unknown
Water Features: Dock, Stairs to Waterfront, Waterfront-Deeded	Rural Services: Electricity Connected, Garbage Pickup, Recycling Pickup, Telephone Available
Access to Property: Private Road	Waterfront Accessory Bldgs: Not Applicable
Docking Type: Private	
Water View: Direct	
WaterfrontYN: Yes	
Waterfront: Direct	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.03	x9.84	Laminate	W/O To Deck	
2	Dining	Main	10.17	x 8.53	Laminate		
3	Kitchen	Main	9.84	x8.53	Laminate	W/O To Deck	Overlook Water
4	Other	Main	13.78	x9.51	Hardwood Floor	W/O To Deck	Overlook Water
5	Prim Bdrm	Main	13.12	x11.48	Laminate		
6	2nd Br	Main	12.14	x9.84	Laminate		
7	3rd Br	Main	9.84	x6.89	Laminate		
8	Bathroom	Main	7.87	x6.23	4 Pc Bath	Tile Floor	

Client Remks: Welcome to this classic cottage on beautiful Buck Lake. Tucked into a quiet bay and surrounded by the rugged beauty of the Canadian Shield, this charming seasonal cottage is the kind of place where summer days are spent on the dock, evenings are enjoyed on the screened porch, and sunsets stretch across the western sky. Bright, open, and full of cottage charm, the cottage offers 3 bedrooms and 1 bathroom, with a comfortable open-concept living and dining area. The screened-in porch adds the perfect spot for morning coffee, lazy afternoons, or gathering with family and friends as the day winds down. Freshly painted inside and out, this cottage is turn-key and being sold fully furnished, so you can simply arrive, settle in, and start making memories. Recent updates include a new metal roof, new decking with aluminum railings, and a new dock. The cottage sits on concrete piers and is serviced by a full septic system and lake water system. Stairs lead down through the natural landscape to the waterfront, where you'll find good waterfrontage and a peaceful place to swim, boat, fish, and soak up the sounds of the lake. Buck Lake is a deep, clean Canadian Shield lake known for lake trout, pike, and bass. The cottage comes with 25 acres of land and is located just 25 minutes from Westport, this is a wonderful opportunity to own a true cottage retreat - peaceful, private, and wonderfully reminiscent of summers spent at the lake. Bring your family, your friends, and your fishing rod. The lake is waiting.

Inclusions: All contents included. Refrigerator, Stove, Microwave, Dock, Furnishings.

Exclusions: 2 Kayaks, Canoe

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!