



35B Whippoorwill Lane Frontenac Ontario K0G 1X0 Frontenac 47 - Frontenac South Frontenac SPIS: No Taxes: \$2,355.62/2025		List: \$569,000 For: Sale Last Status: NEW DOM: 0
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 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Other / Other A/C: None Central Vac: No Apx Age: 51-99 Year Built: 1970 Apx Sqft: 700-1100 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Metal Foundation: Concrete Block, Piers Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Wood Garage: No 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: Lake Access, Sloping, Waterfront, Wooded/Treed Exterior Feat: Deck, Fishing, Privacy, Porch Enclosed, Seasonal Living Interior Feat: Carpet Free, Primary Bedroom - Main Floor, Water Heater Owned Security Feat: Smoke Detector	Zoning: RLSW Cable TV: No Hydro: Yes Gas: No Phone: A Water: Other Water Supply Type: Lake/River Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: Accessibility: None Feat: HST Applicable to: Not Subject to HST Sale Price: Oth Struct: Other Survey Type: Available
---	--	---

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.03	x 9.84	Laminate	W/O To Deck	
2	Dining	Main	10.17	x 8.53	Laminate		
3	Kitchen	Main	9.84	x 8.53	Laminate	W/O To Deck	Overlook Water
4	Other	Main	13.78	x 9.51	Hardwood Floor	W/O To Deck	Overlook Water
5	Prim Bdrm	Main	13.12	x 11.48	Laminate		
6	2nd Br	Main	12.14	x 9.84	Laminate		
7	3rd Br	Main	9.84	x 6.89	Laminate		
8	Bathroom	Main	7.87	x 6.23	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