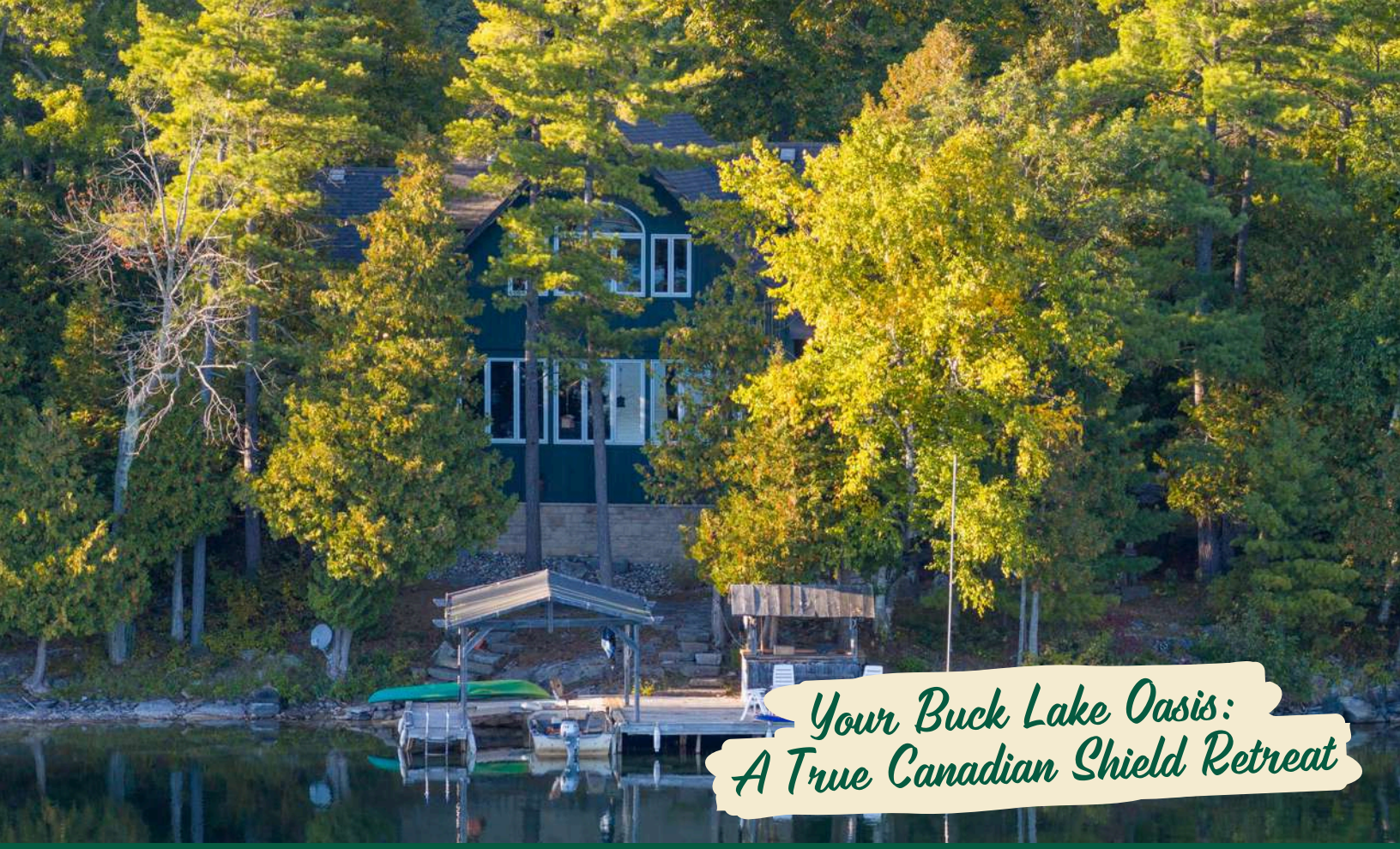

441B MacComish Lane, South Frontenac, ON

- X13243346
- $1,950,000
- 3 Bedrooms
- 2 Bathrooms
- 2.66 Acres
- Buck Lake

Waterfront Oasis on beautiful Buck Lake!

This stunning property provides resort style living and offers a change of pace from city life. Enjoy cross country skiing, skating, fishing year-round, snowmobiling with many trails nearby, snowshoeing, ATV riding and in the summer – waterskiing, tubing, canoeing, kayaking, swimming, snorkelling plus more!

The property features over 2 acres of land and 200 feet of shoreline. In 2012, this gorgeous home was built just 30 feet from the deep, clean waters of beautiful Buck Lake. Off the dock you can enjoy the best of both worlds with level access to shallow water for the kids beside the dock and depths of about 25 feet off the end of the dock. Enjoy the large dock, covered boat slip and tiki bar – all with southern exposure where you can enjoy both the sunrise and sunset.

Your Total Real Estate Package!

Tammy & Heath Gurr
Royal LePage ProAlliance Realty, Brokerage

GURR REAL ESTATE GROUP

www.gurreathomes.com

info@gurreathomes.com

(613) 273-9595

MLS MULTIPLE LISTING SERVICE®

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South Frontenac, ON

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FEATURES

Waterfront Oasis on beautiful Buck Lake!

- This stunning property provides resort style living and offers a change of pace from city life. Enjoy cross country skiing, skating, fishing year-round, snowmobiling with many trails nearby, snowshoeing, ATV riding and in the summer – waterskiing, tubing, canoeing, kayaking, swimming, snorkelling plus more!
- The property features over 2 acres of land and 200 feet of shoreline. In 2012, this gorgeous home was built just 30 feet from the deep, clean waters of beautiful Buck Lake. Off the dock you can enjoy the best of both worlds with level access to shallow water for the kids beside the dock and depths of about 25 feet off the end of the dock. Enjoy the large dock, covered boat slip and tiki bar – all with southern exposure where you can enjoy both the sunrise and sunset.
- The view is stunning over the north end of Buck Lake looking out over the bay. There are multiple islands, bays and shoals to explore. Buck Lake is a deep Canadian Shield lake with lake trout, pike, large and smallmouth bass as well as various other smaller fish.This location is private and peaceful with plenty of wildlife surrounding the property.
- Back up at the house, as you enter under the timber frame porch, you immediately feel a sense of relaxation in this stunning lake house. The main floor has a large and open concept kitchen, dining room, and living room with expansive windows and direct access out to the deck. The custom cordon-blue kitchen is a real showpiece with Madagascar blue granite countertops, double drawer dishwasher, under-counter microwave and a pot filler above the propane stove. Enjoy cozy evenings with the warmth of the Pacific Energy woodstove in the living room.
- There is a main floor bedroom with an attached 4-piece bathroom that also has access from the front foyer area along with a smaller room currently used as an office, but that could be utilized as another bedroom. The bathrooms and foyer have beautiful, heated slate floors while the balance of the home is all wide-plank pine flooring, which was milled right off the property.
- Up the oak and maple stairway to the second level, you will find a large bedroom at the rear of the home that shares the space with laundry facilities, and the entire balance of this level features an amazing primary bedroom with cathedral ceilings, custom cabinets, a 3-piece ensuite bathroom and gorgeous views down over the dock and the pristine waters of Buck Lake.
- The home sits on a partial basement / crawlspace with concrete floor spray foam walls that is home to all the utilities. The home is heated by propane forced air, has a 200-amp electrical service, lake water system with filtration and UV light, Hide-A-Hose central vacuum, HRV, electric hot water, A/C and an on-demand backup generator system.
- At the rear of the home is a catwalk leading to extra living space above the 2-car detached garage and workshop. In this space you will find a large family room, dining area, and a small food prep. space along with one bedroom and a 2-piece bathroom. There is access out to a small deck and stairs down to the laneway level.
- The property around the home has been beautifully landscaped with natural stone with glimmers of mica that catch the sunshine while the rear part of the property is full of mature trees. The exterior of the home and garage have vertical Timberthane wood siding with a lifetime guarantee.
- Start planning a lifestyle change – take long walks, make maple syrup, swim in crystal clear waters and enjoy campfires under the stars. Located just 15 minutes south of Westport or 40 minutes north of Kingston.

Directions

- Perth Road South of Westport to MacComish Lane, follow to end at #441 B.

MORE INFORMATION

The Lake House at 441B MacComish Lane

Discover a meticulously crafted, turn-key waterfront estate on beautiful Buck Lake. This property is offered with an extensive list of high-end inclusions, making it the ultimate recreational paradise.

A Dock Built for Adventure & Entertainment:

- *Entertain in Style:* Host guests at the fully-equipped Tiki Bar on the dock, complete with power and water for effortless lakeside gatherings.
- *Premium Watercraft Accommodations:* Protect your investment in the covered boat slip and dedicated Sea-Doo dock, with deep water off the main dock.
- *Playtime Included:* Dive into fun immediately with a fishing boat, a luxury Sugar Sand ski boat, a Sea-Doo, two quads, and two Ski-Doos *available by separate agreement*.
- *Move-In Ready:* The home is offered with all major appliances, including two dishwashers, all light fixtures, window treatments, and furniture.

A Legacy of Quality & Craftsmanship:

Built in 2012, this custom home on three acres is defined by its superior construction and thoughtful design. Key features include:

- *Built to Last:* 2x6 construction, premium Jeld-Wen windows, and exterior siding backed by a lifetime guarantee.
- *Artisan Interior Details:* Heated slate floors, a classic wood stove, a chef's kitchen with striking granite, and wide-plank wood floors milled from the property's own trees.
- *Four-Season Comfort:* Enjoy perfect climate control year-round with a new furnace, central A/C, an HRV system, and a whole-home generator.
- *Space for Everyone:* The compound includes a detached garage with a versatile loft apartment, a utility basement, and stunning, low-maintenance grounds.

This is a rare offering of a fully-equipped luxury retreat, ready to deliver a lifetime of memories on the pristine waters of Buck Lake.

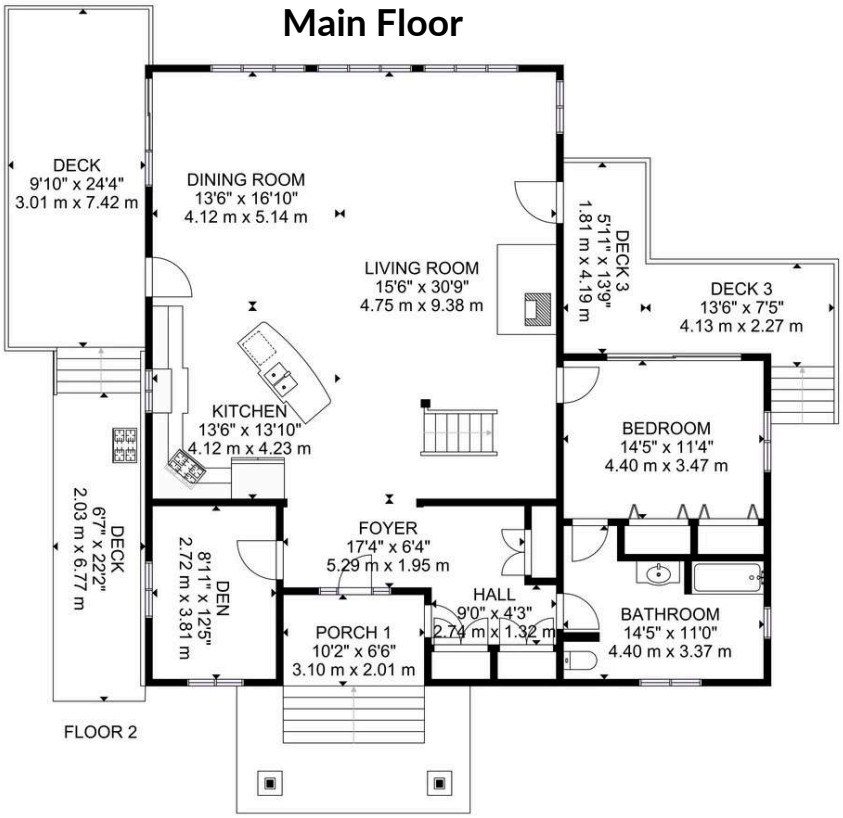
GALLERY

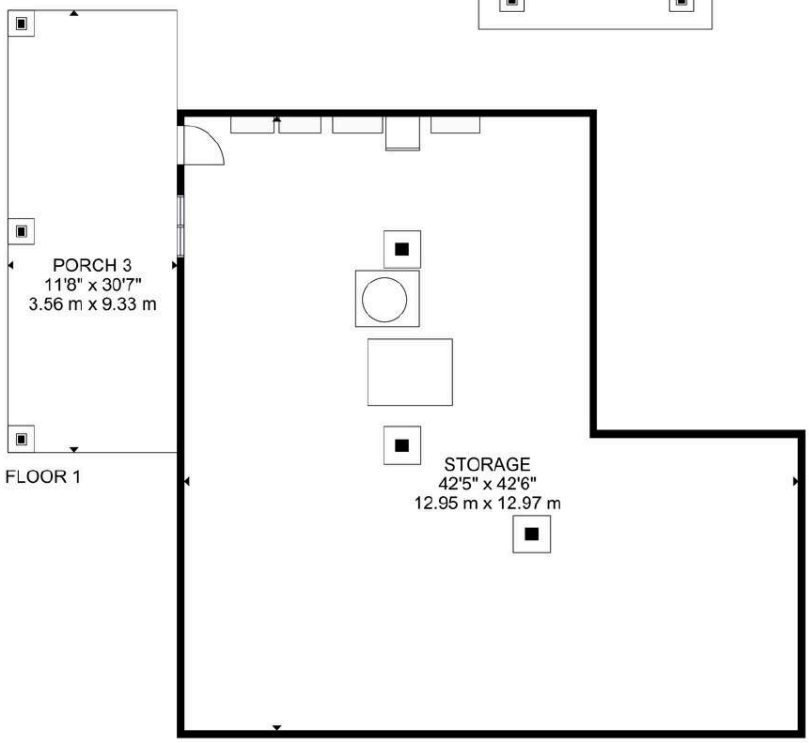
Utilities & Annual Costs (2025)

Taxes	Hydro	Internet	Propane	Insurance	Road Dues	Snow Removal
$6,653.37	$1,463	$1,728	$1,273	$1,964	$400	$630

FLOOR PLAN: MAIN HOUSE

Main Floor





2nd Floor

Basement

GROSS INTERNAL AREA FLOOR

1: 1486 sq.ft, 138 m², FLOOR 2: 2241 sq.ft, 208 m², FLOOR 3: 1131 sq.ft, 105 m²

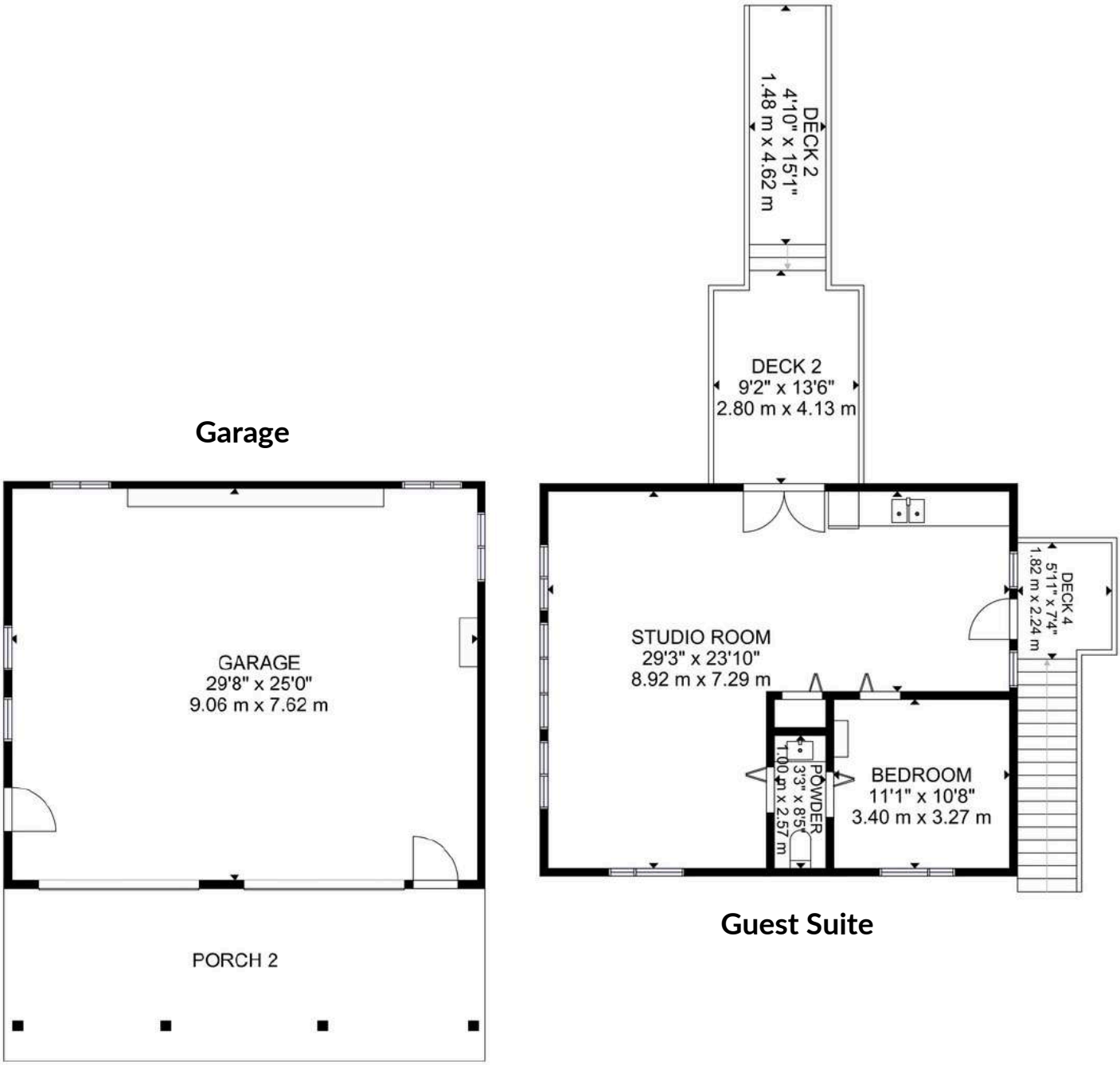
EXCLUDED AREA: PORCH 3: 358 sq.ft, 33 m², PORCH 2: 339 sq.ft, 31 m², GARAGE: 743 sq.ft, 69 m², DECK: 388 sq.ft, 36 m²

PORCH 1: 67 sq.ft, 6 m², DECK 2: 193 sq.ft, 18 m², DECK 3: 174 sq.ft, 16 m², DECK 4: 43 sq.ft, 4 m²

TOTAL: 4858 sq.ft, 451 m²

This information is believed to be accurate but is not warranted. Buyers to verify accuracy of all information.

FLOOR PLAN: GUEST RESIDENCE



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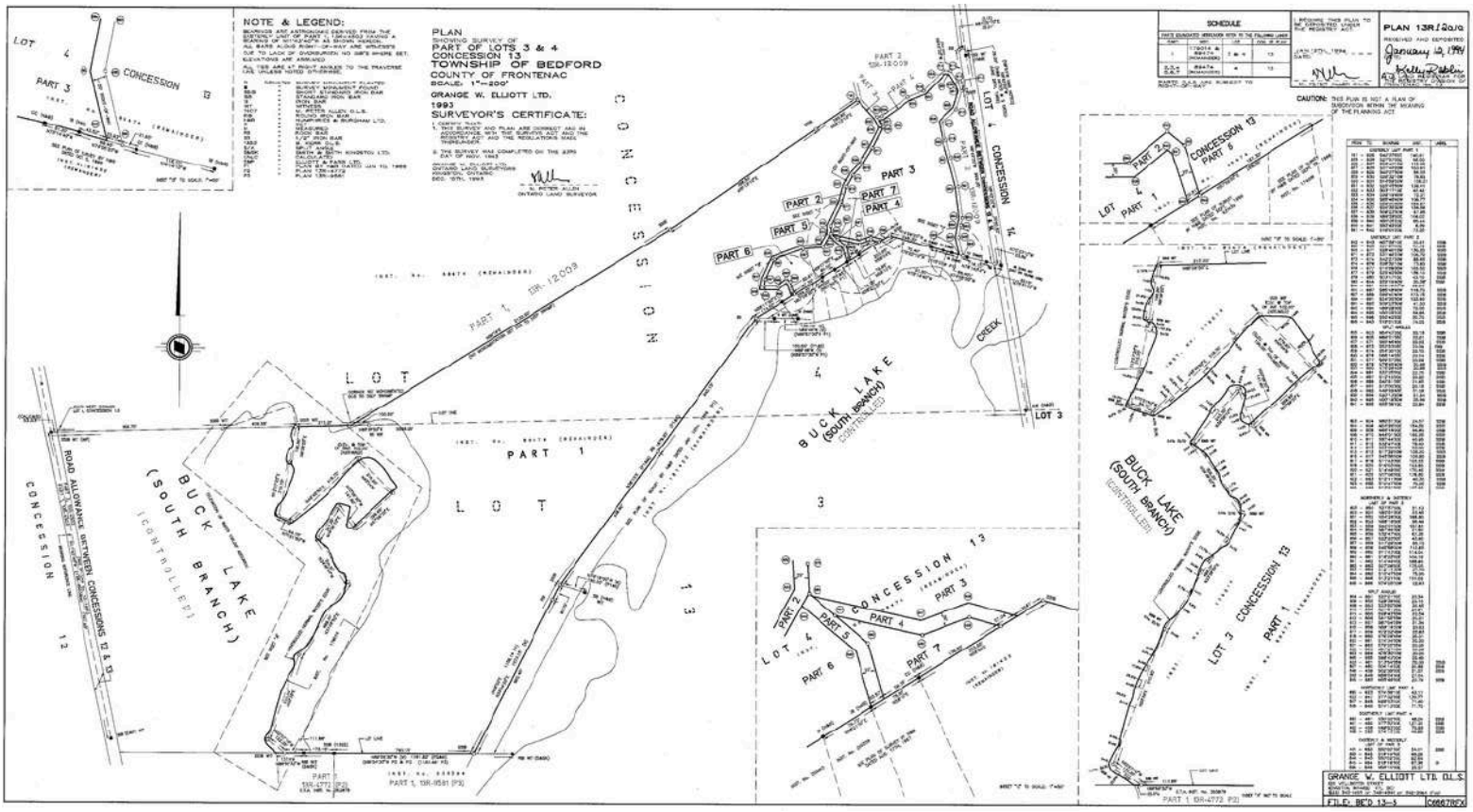
SURVEY


NOTE & LEGEND:
PLAN
PART OF LOTS 3 & 4
CONCESSION 13
TOWNSHIP OF BEDFORD
COUNTY OF FRONTENAC
SCALE: 1"=200'
GRANGE W. ELLIOTT LTD.
1993
SURVEYOR'S CERTIFICATE:
SCHEDULE
PLAN 13R/20/0
CONCESSION 13
CONCESSION 14
CONCESSION 12
LOT 4
LOT 3
PART 1
PART 2
PART 3
PART 4
PART 5
PART 6
PART 7
BUCK LAKE (SOUTH BRANCH) (CONTROLLED)
CREEK
ROAD ALLOWANCE BETWEEN CONCESSIONS 12 & 13
GRANGE W. ELLIOTT LTD. O.L.S.

LOT 4
CON 13
BEDFORD
LOT 4
CON 12
BEDFORD

WETT INSPECTION

BBB

Wood Energy Technology Transfer Inc.

SOLID-FUEL BURNING EQUIPMENT COMPLIANCE REPORT

CLIENT: [redacted]	DATE OF INSPECTION: Oct 9/12
ADDRESS: 441 Maccomish Lane	PHONE N [redacted]
Westport, ON	CELL NO.:
POSTAL CODE:	

WOODSTOVE AND FLUE PIPE

APPLIANCE STANDARD: ☑ ULC S627 ☐ EPA ☐ CSA B415 ☐ Unknown ☐ Uncertified

LISTING AGENCY: ☐ ULC ☐ CSA ☑ WH (ITS) ☐ UL ☐ OTL

MANUFACTURER: Pacific Energy SERIAL NO.: 2367769

MODEL: TS FLUE SIZE: 6"

INSTALLED BY: The Stove Store INSTALLATION MANUAL AVAILABLE: ☐ NO ☑ YES

INSTALLED IN: ☑ Residence ☐ Mobile Home ☐ Combustible Alcove ☐ Garage ☐ Other: _____

INSTALLED IN: ☐ Basement ☑ Main Floor ☐ Other: _____

Inspection Results: Indicate inspection results for each component. Code Compliance includes proper use of listed components. An inspection can be expected to include some components marked UTI.
N/A = Not Applicable UTI = Unable To Inspect.

CLEARANCES	ACTUAL	REQ'D	CODE COMPLIANCE	Notes:
Combustible Side Wall			☑ N/A ☐ NO ☐ YES	
Combustible Rear Wall	5"	5"	☐ N/A ☐ NO ☑ YES	
Combustible Corner			☑ N/A ☐ NO ☐ YES	
Top/Ceiling Clearance	95"	82"	☐ N/A ☐ NO ☑ YES	
Shielding			☑ N/A ☐ NO ☐ YES	
Ember Pad Size	21"	18"	☐ N/A ☐ NO ☑ YES	
Ember Pad Material	Tile		☐ N/A ☐ NO ☑ YES	
Heat Protection: Floor	Tile		☐ N/A ☐ NO ☑ YES	

FLUE PIPE TYPE:	☐ Single ☑ Double		SIZE: 6"	Notes:
CLEARANCES	ACTUAL	REQ'D	CODE COMPLIANCE	
Flue Pipe			☐ NO ☑ YES	
Total Length	60"		☐ N/A ☐ NO ☑ YES	
Elbows			☑ N/A ☐ NO ☐ YES	
Fastening	screws		☐ N/A ☐ NO ☑ YES	
Expansion Joint If Vertical			☐ N/A ☐ NO ☑ YES	
Connection to Breech			☐ N/A ☐ NO ☑ YES	
Connection to Chimney			☐ N/A ☐ NO ☑ YES	

OTHER CONSIDERATIONS			CODE COMPLIANCE
Alcove Approved	☐ NO	☐ YES	☑ N/A ☐ NO ☐ YES
Mobile Home Approved	☐ NO	☐ YES	☑ N/A ☐ NO ☐ YES
Outdoor Air Connection	☐ NO	☐ YES	☑ N/A ☐ NO ☐ YES
Required?	☐ NO	☑ YES	☑ N/A ☐ NO ☐ YES
Photos Taken	☐ NO	☑ YES	

Notes: *(Appliance condition, etc.)*

INSPECTOR	Chad Belanger
SIGNATURE	[signature]
WETT NO.	9353
DATE	Oct 9/12

UNIT NO.: _____

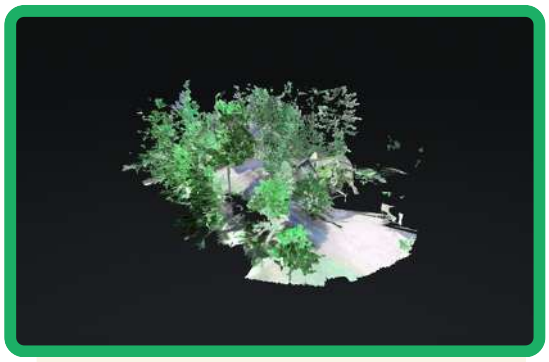
THE STOVE STORE Since 1972 unmatched

6 Beverly St., Box 1 Spencerville, ON K0E 1X0
P: 613-658-3101 F: 613-658-3282
thestovestore@ripnet.com www.thestovestore.net

Inspection results are at time of inspection, and therefore may have been modified since. Therefore, The Stove Store is in no way responsible after the date of inspection.

INTERACTIVE LINKS

Virtual Tour



Scan the QR Code or Visit:
https://my.matterport.com/show/?m=jm1Wr26varA

Video Tour

Scan the QR Code or Visit:
https://youtu.be/aJd1d4e1LP4

Google Map

Scan the QR Code or Visit:
https://maps.app.goo.gl/k1Z8JvKjYS8KeGuP8

Panorama View

Scan the QR Code or Visit:
https://360panos.org/panos/441BMcComishLane/

MLS LISTING

441B MacComish Lane **List: $1,950,000 For: Sale**
South Frontenac Ontario K0H 2L0
South Frontenac Frontenac
SPIS: N **Taxes:** $6,653.37/2025

Detached **Front On:** S **Rms:** 10
Link: N **Acre:** 2-4.99 **Bedrooms:** 3
2-Storey **Washrooms:** 2
1x4xMain, 1x3x2nd

Lot: 205 x 412 Feet **Irreg:**
Dir/Cross St: Perth Road / MacComish Lane
Directions: Perth Road South of Westport to MacComish Lane,follow to end at #441 B

MLS#: X13243346 **PIN#:** 362481023
Possession Remarks: TBD **Legal:** PT LT 4 CON 13 BEDFORD AS IN FR761352; S/T & T/W FR761352; SOUTH FRONTENAC PT LT 4, CON 13, PT 6, 13R12010; BEDFORD
TOWNSHIP OF SOUTH FRONTENAC

Kitchens: 1
Fam Rm: N
Basement: Full / Unfinished
Fireplace/Stv: Y
Heat: Forced Air / Propane
A/C: Central Air
Central Vac: Y
Apx Age: 6-15
Year Built: 2012
Apx Sqft: 3000-3500
Lot Shape: Irregular
Lot Size Source: GeoWarehouse
Roof: Asphalt Shingle
Foundation: Concrete Block
Assessment:
POTL:
POTL Mo Fee:
Elevator/Lift:
Laundry Lev: Upper
Phys Hdcap-Eqp:

Exterior: Wood
Gar/Gar Spcs: Detached / 2
Park/Drive:
Drive: Private Double
Drive Park Spcs: 6
Tot Prk Spcs: 8
UFFI: None
Pool:
Energy Cert:
Cert Level:
GreenPIS:
Prop Feat: Central Vacuum, Fireplace/Stove, Lake Access, Waterfront, Waterfront, Wooded/Treed
Exterior Feat: Deck, Fishing, Landscaped, Privacy, Porch, Year Round Living
Interior Feat: Auto Garage Door Remote, Carpet Free, Central Vacuum, Generator - Full, Guest Accommodations, Storage, Water Heater Owned
Security Feat: Smoke Detector

Zoning: RLSW
Cable TV: N
Hydro: Y
Gas: N
Phone: Y
Water: Other
Water Supply Type: Sediment Filter, Lake/River
Sewer: Septic
Spec Desig: Unknown
Farm/Agr: Direct
Waterfront: Propane Tank
Retirement:
Under Contract:
HST Applicable to Not Subject to HST
Sale Price:
Oth Struct: Aux Residences
Survey Type: Available

Water Body Name: Buck Lake
Water Body Type: Lake
Water Frontage (M): 62
Topography: Hilly, Rocky, Rolling, Wooded/Treed
Water Features: Dock, Waterfront-Deeded
Access to Property: Private Road, Year Round Private Road
Docking Type: Private
Water View: Direct
WaterfrontYN: Y
Waterfront: Direct

Shoreline: Clean, Deep, Rocky
Shoreline Allowance: None
Alternative Power: Generator-Wired
Easements/Restrict: Unknown
Rural Services: Cell Services, Electricity Connected, Garbage Pickup, Internet High Speed, Recycling Pickup, Telephone Available, Underground Utilities
Waterfront Accessory Bldgs: Single Slip
Water Delivery Features: Heatd Waterlne, Uv System

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Foyer	Main	20.67	x10.17	Stone Floor	W/O To Porch Stone Heated Floor
2	Office	Main	11.81	x8.53	Wood Floor	Floor W/O To Deck Heated Floor
3	Bathroom	Main	14.11	x8.2	4 Pc Bath	W/O To Deck W/O To
4	2nd Br	Main	14.11	x11.48	Wood Floor	Deck W/O To Deck
5	Kitchen	Main	14.44 16.4	x13.45	Wood Floor	Stone Floor
6	Dining	Main	23.29	x9.19	Wood Floor	Combined W/Laundry
7	Living	Main	24.61 10.5	x19.69	Wood Floor	Wood Stove
8	Prim Bdrm	2nd	22.97	x23.62	Wood Floor	Heated Floor
9	Bathroom	2nd		x8.86	3 Pc Ensuite	
10	3rd Br	2nd		x11.81	Wood Floor	

Client Remks: Waterfront oasis on beautiful Buck Lake! This stunning property provides resort style living and offers a change of pace from city life. Enjoy cross country skiing, skating, fishing year-round, snowmobiling with many trails nearby, snowshoeing, ATV riding and in the summer - waterskiing, tubing, canoeing, kayaking, swimming, snorkelling plus more! This gorgeous home sits on over 2 acres of land and close to the lake with level access to shallow water for children and deep water off the dock for diving. Enjoy the large dock, covered boat slip and tiki bar - with southern exposure for sunrises and sunsets. As you enter under the timber frame porch, you immediately feel a sense of relaxation in this stunning lake house. The main floor has a large, open concept Great Room with expansive windows and access out to the deck as well as a woodstove for cozy evenings. The custom cordon-blue kitchen is a showpiece with granite countertops, double drawer dishwasher, under-counter microwave and a pot filler above the propane stove. The main floor bedroom has an attached 4-pc bath that has access from the foyer. There is an office here that could be another bedroom. The bathrooms and foyer have heated slate floors while the balance of the home has wide-plank pine flooring - from trees on the property! The second level features a large bedroom, laundry area and an amazing primary bedroom with cathedral ceilings, 3-pc ensuite and gorgeous views over the pristine waters of the lake. The home is heated by propane forced air and a woodstove and has 200-amp service, a lake water system with UV light, central vac, A/C and an ondemand backup generator. A catwalk leads from the house to extra living space above the 2-car garage and workshop - family room, kitchenette, dining area, bedroom and 2-pc bath. Start planning a lifestyle change - take long walks, make maple syrup, swim in crystal clear waters and enjoy campfires under the stars. Just south of Westport or 40 mins to Kingston.

Inclusions: Microwave, 2 Dishwashers, Propane stove, Refrigerator, Front Load Washer, Dryer, All Light Fixtures and Window Coverings, Dock and Boat Slip with Tiki Bar

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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7 Spring Street, P.O. Box 148,
Westport, ON K0G 1X0

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info@gurreathomes.com
(613) 273-9595

Kingston Office:
640 Cataraqui Woods Drive
Kingston, ON K7P 2Y5

Your Total Real Estate Package!