

169 Seapoint Lane, Frontenac, ON

- # X14144420
- $ $784,900
- 3 Bedrooms
- 2 Bathrooms
- 0.467 Acres
- Buck Lake

Beautiful waterfront property with amazing views over deep, clean Buck Lake.

This home has been well maintained and offers a year-round home or cottage on one of the area's nicest lakes. The house is elevated from the water with stairs leading down to the lake with a small storage shed, a dock and deep, pristine waterfrontage. The main floor plan of the home consists of a large, inviting foyer with attached storage room, a beautiful kitchen with a central island flowing through into a dining area, two bedrooms for your guests and a full bath. The centrepiece of his home is the large living room with a massive stone fireplace, soaring ceilings and access out to the lower level deck. This living room has an abundance of windows with great natural light and is sunken down a few steps from the main floor. There is access to a large, tiered deck area with a hot tub from the living room and kitchen.

Your Total Real Estate Package!

Tammy & Heath Gurr
Royal LePage ProAlliance Realty, Brokerage



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(613) 273-9595

MLS MULTIPLE LISTING SERVICE®

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Buck Lake, ON

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Features

Beautiful waterfront property with amazing views over deep, clean Buck Lake.

- This home has been well maintained and offers a year-round home or cottage on one of the area's nicest lakes.
- The house is elevated from the water with stairs leading down to the lake with a small storage shed, a dock and deep, pristine waterfrontage.
- The main floor plan of the home consists of a large, inviting foyer with attached storage room, a beautiful kitchen with a central island flowing through into a dining area, two bedrooms for your guests and a full bath.
- The centrepiece of his home is the large living room with a massive stone fireplace, soaring ceilings and access out to the lower level deck. This living room has an abundance of windows with great natural light and is sunken down a few steps from the main floor. There is access to a large, tiered deck area with a hot tub from the living room and kitchen.
- The upper level of the home is where you will find an expansive and bright master bedroom suite with plenty of closets, a laundry area, and full en-suite bathroom. From this bedroom, you can access the curved second floor balcony where you can enjoy a peaceful morning breeze up with the birds and immersed in the trees as well as incredible views over the lake.
- This home is serviced by a filtered lake water system with a heat trace line and a full septic system that is currently receiving an updated tile bed. There is a spray foamed crawl space that is accessed from the exterior that houses the utilities and offers additional storage space. There is also a wood shed at the side of the house as well as an additional storage shed.
- The location is private and peaceful and an opportunity to get away from the city. Buck Lake is a deep Canadian Shield lake with many bays and inlets and the home to many fish species such as large and small mouth bass, pike and lake trout. The Rideau Trail is located nearby and Frontenac Provincial Park borders the far western shoreline of the lake. Located just 20 minutes south of Westport or approximately an hour north of Kingston.

Directions

- Massassauga Road and Seapoint Lane

MORE INFORMATION

Yearly Expenses

- Annual Superior Propane Rental Fee: $250
- Annual Road Dues (Bluewater Cottage Association) : $200
- Hot Water Tank Rental: $22.00/per month
- 2024 Hydro Costs: $3200.00
- 2024 Heat Costs: $3100.00
- Annual House Insurance: $2284.00








GALLERY







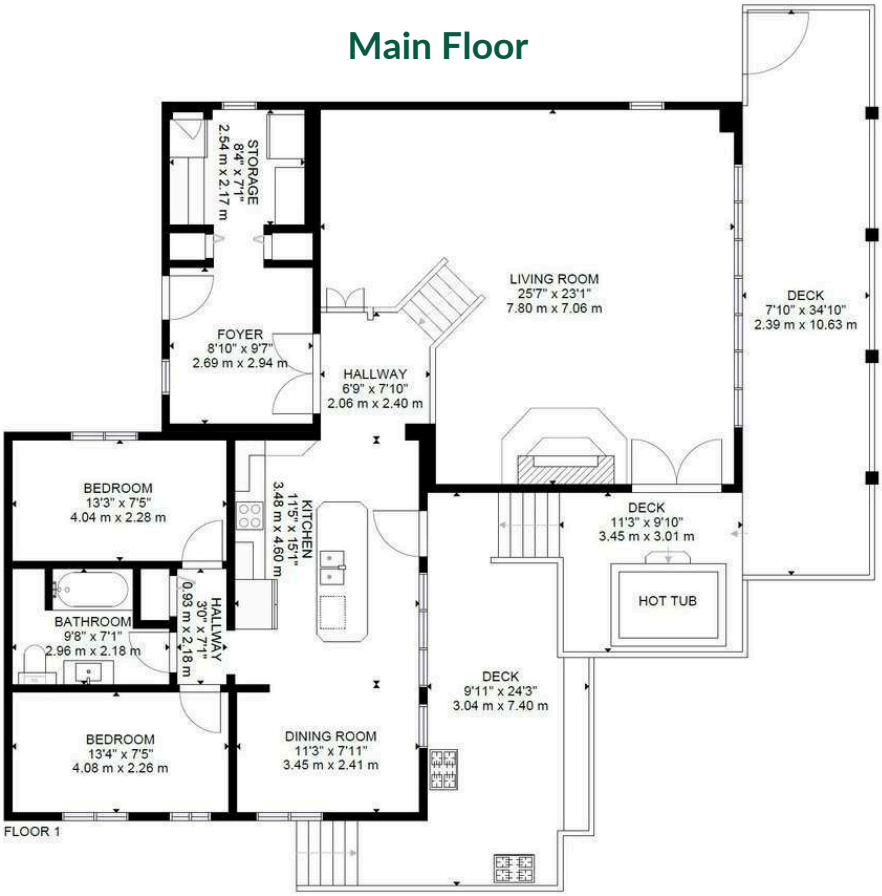


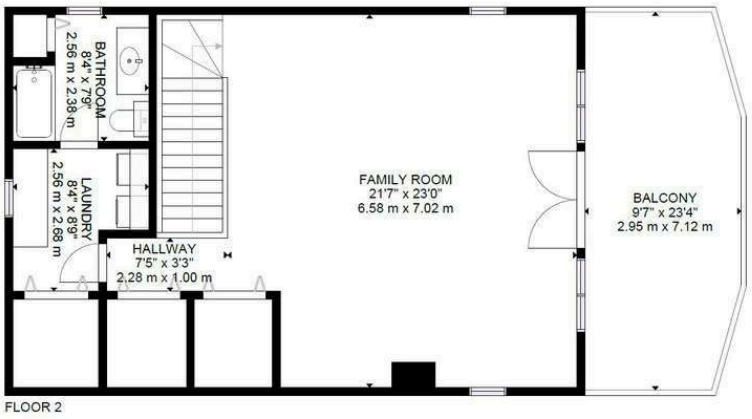




FLOOR PLAN

Main Floor

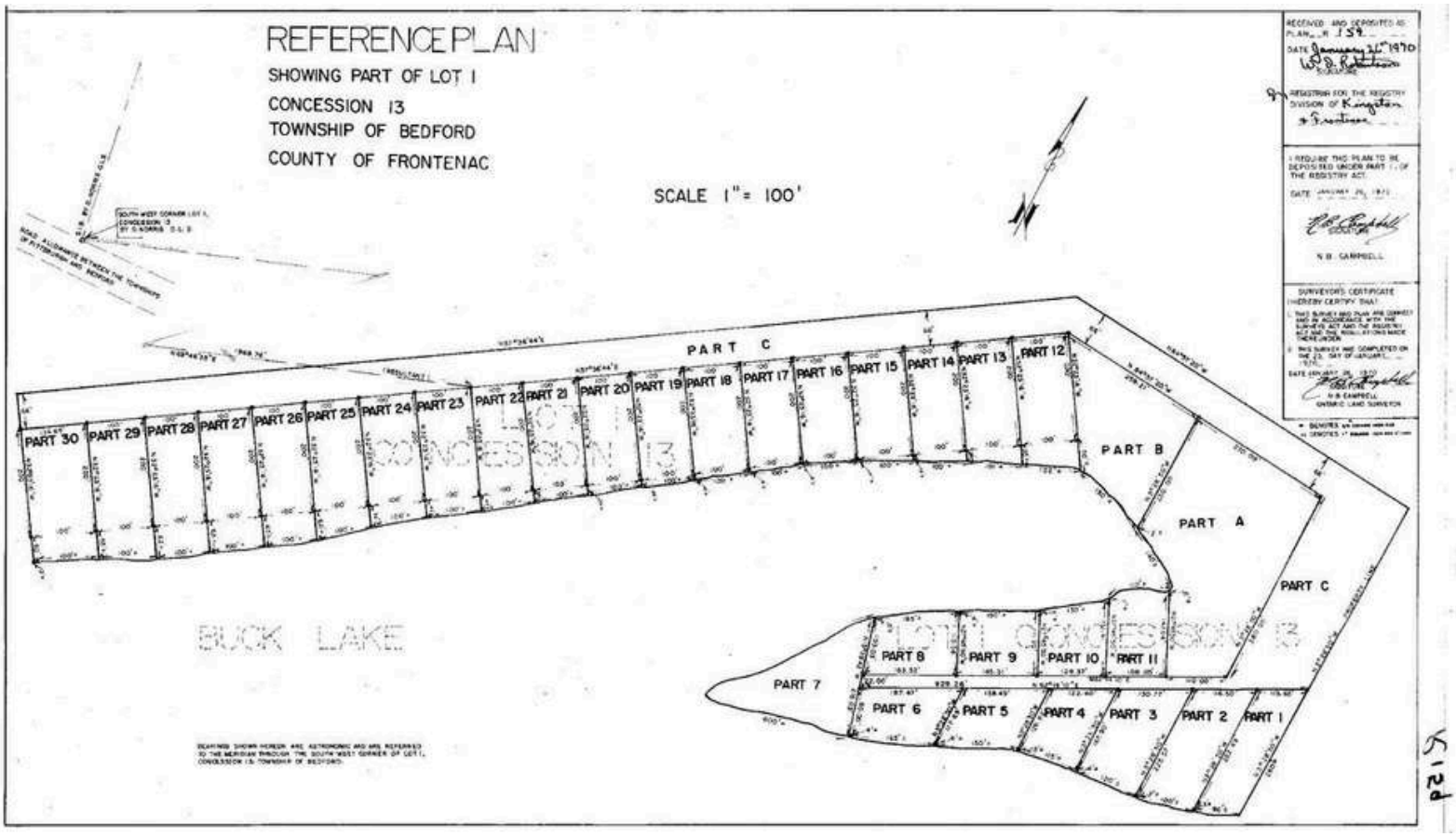




Second Floor

GROSS INTERNAL AREA
FLOOR 1: 1344 sq.ft, 125 m², FLOOR 2: 802 sq.ft, 75 m²
EXCLUDED AREA: DECK: 619 sq.ft, 57 m², BALCONY: 214 sq.ft, 20 m²
TOTAL: 2146 sq.ft, 200 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SURVEY


REFERENCE PLAN
SHOWING PART OF LOT 1
CONCESSION 13
TOWNSHIP OF BEDFORD
COUNTY OF FRONTENAC
SCALE 1" = 100'
PART C
PART 30
PART 29
PART 28
PART 27
PART 26
PART 25
PART 24
PART 23
PART 22
PART 21
PART 20
PART 19
PART 18
PART 17
PART 16
PART 15
PART 14
PART 13
PART 12
PART B
PART A
PART C
BUCK LAKE
PART 8
PART 9
PART 10
PART 11
PART 7
PART 6
PART 5
PART 4
PART 3
PART 2
PART 1




LOT 1
CON 13
BEDFORD



WETT RECOMMENDED INSPECTION CHECKLIST

Requested by: [redacted]	Inspection location: ☑ Same as requested or:
Address: 169 Seapoint Lane Westport, ON Postal code:	Address: Postal code:
Phone no's: 613-273-9640	Phone no's:
Inspector's name: Ashley S.	WETT no.: 13020
Reason(s) for inspection: Insurance	
Level of inspection requested: ☑ Level 1 ☐ Level 2 ☐ Level 3	
Date of request:	Date of inspection: March 24/25

FACTORY-BUILT CHIMNEY

Chimney classification: ☒ ULC S629 (650C) ☐ ULC S604 (FB Type A)
☐ ULC S610 (FB Fireplace Chimney) ☐ Unknown

Listing agency: ☐ ULC ☐ CSA ☒ WH(ITS) ☐ UL ☐ OTL

Manufacturer: I.C.C. ☐ Unknown

Installation manual available: ☒ No ☐ Yes

Installed by: Date: ☒ Unknown Approx age: 10-15 yrs

Total height: 22 ft Flue Size: 7" ☒ Inside installation ☐ Outside Installation

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

COMPONENT	CODE COMPLIANCE
1. Horizontal extension beyond inside wall surface	☒ N/A ☐ No ☐ Yes ☐ UTI
2. Wall radiation shield	☒ N/A ☐ No ☐ Yes ☐ UTI
3. Clean-out Tee and cap	☒ N/A ☐ No ☐ Yes ☐ UTI
4. Wall supports	☒ N/A ☐ No ☐ Yes ☐ UTI

Continued over page

FACTORY-BUILT CHIMNEY, page 2

COMPONENT, continued	CODE COMPLIANCE, continued
5. Support spacing	☐ N/A ☐ No ☐ Yes ☒ UTI
6. Support above offset	☐ N/A ☐ No ☐ Yes ☒ UTI
7. Ceiling support	☒ N/A ☐ No ☐ Yes ☐ UTI
8. Firestops/radiation shields	☒ N/A ☐ No ☐ Yes ☐ UTI
9. Attic radiation shield	☒ N/A ☐ No ☐ Yes ☐ UTI
10. Enclosed through living space	☐ N/A ☐ No ☒ Yes ☐ UTI
11. Roof flashing	☐ N/A ☐ No ☒ Yes ☐ UTI
12. Roof Braces	☐ N/A ☐ No ☒ Yes ☐ UTI
13. Rain Cap	☐ No ☒ Yes ☐ UTI
14.	☐ No ☐ Yes ☐ UTI

OTHER CONSIDERATIONS	CODE COMPLIANCE
15. Height above roof surface: minimum 3' required	☐ No ☒ Yes
16. Height above any roof surface or structure within 10': 2' required	☐ No ☒ Yes
17. Chimney clearance to combustibles	☐ No ☒ Yes ☐ UTI
18. Areas of chimney enclosed or hidden ☐ No ☒ Yes chase box	
19. Attached appliance(s) RSF	Specify: Fireplace.

Photos taken: ☐ No ☒ Yes
Your file reference:

Comments and Observations. *All non-compliance ratings should be considered for comment. Attach additional page(s) if needed.*

This checklist contains 2 pages in total. The Inspection Report contains 7 pages in total.

Inspector Signature:

Date: 03/24/25

WETT RECOMMENDED INSPECTION CHECKLIST

Requested by: [redacted]	Inspection location: ☒ Same as requested or:
Address: 169 Seapoint Lane Westport, ON Postal code:	Address: Postal code:
Phone no's: 613-273-9640	Phone no's:
Inspector's name: Ashley S.	WETT no.: 13020
Reason(s) for inspection: Insurance	
Level of inspection requested: ☒ Level 1 ☐ Level 2 ☐ Level 3	
Date of request:	Date of inspection: March 24/25

FACTORY BUILT FIREPLACE

Certification standard: ☒ ULC S610 ☐ EPA ☐ CSA B415 ☐ Unknown ☐ Uncertified

Listing agency: ☒ ULC ☐ CSA ☐ WH(ITS) ☐ UL ☐ OTL

Manufacturer: RSF Serial number: 15251 Model: Delta Flue size: 7"

Installation manual available: ☐ No ☐ Yes

Venting system that is listed and connected to this fireplace:

☒ ULC S610FB ☐ ULC S629FB Model: Manufacturer: ICC.

☐ Masonry ☐ Masonry with stainless steel liner ☐ Other:

System installed by: Date: ☒ Unknown Approx age: 10-15 yrs.

Appliance location: ☐ Basement ☒ Main floor ☐ Other (specify):

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

FACE CLEARANCES	ACTUAL(S)	CODE COMPLIANCE
1. Combustible mantle shelf		☒ N/A ☐ No ☐ Yes
2. Combustible side legs		☒ N/A ☐ No ☐ Yes
3. Combustible facing trim		☒ N/A ☐ No ☐ Yes

Continued over page

FACTORY BUILT FIREPLACE, page 2

FACE CLEARANCES	ACTUAL(S)	CODE COMPLIANCE
4. Non combustible facing		❑ N/A ❑ No ☒ Yes ❑ UTI
5. Side wall		☒ N/A ❑ No ❑ Yes
6. Hearth size/material		❑ N/A ❑ No ☒ Yes
7.		❑ No ❑ Yes ❑ UTI

OTHER CONSIDERATIONS	ACTUAL(S)	CODE COMPLIANCE
8. Outdoor combustion air Required? ❑ No ☒ Yes	❑ No ☒ Yes	❑ No ☒ Yes ❑ UTI
9. Remote gravity vent(s)	☒ No ❑ Yes	No ☒ Yes ❑ UTI
10. Central heating kit	☒ No ❑ Yes	❑ No ☒ Yes ❑ UTI
11. Fireplace to chimney connection		❑ No ☒ Yes ❑ UTI
12. Clearances within enclosure		❑ N/A ❑ No ❑ Yes ☒ UTI
13.		❑ No ❑ Yes ❑ UTI
14.		❑ No ❑ Yes ❑ UTI

Photos taken: ❑ No ☒ Yes
Your file reference:

Comments and Observations. *All non-compliance ratings should be considered for comment. Attach additional page(s) if needed.*

This checklist contains 2 *pages in total. The Inspection Report contains* 7 *pages in total.*

Inspector Signature

Date: 03/24/25

WETT INSPECTION 5/5

WARNOCK HERSEY Listed Factory Built Fireplace

Serial No. WH- 15251

Model : Delta

Report 476-1074 (Jan 95)

Certified in Canada and the USA

Standards UL-127, ULC-S610, ULC-S627

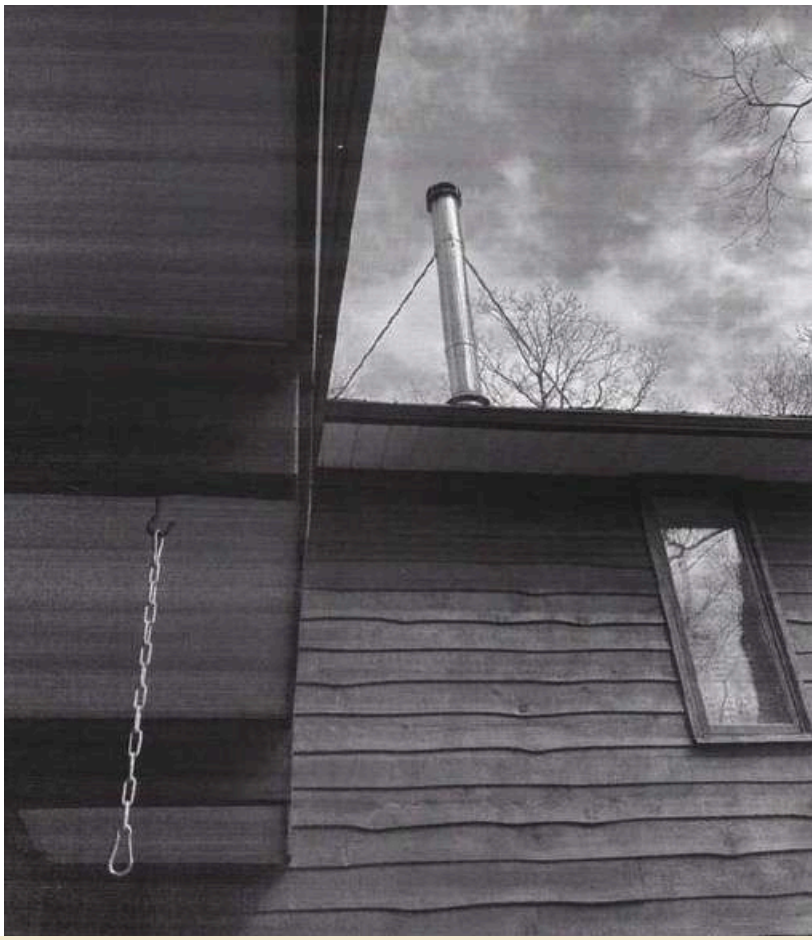
Install and use only in accordance with the manufacturers installation and operating instructions. Do not obstruct combustion air inlet. Operate only with viewing door closed and latched. Open to feed fire only. For use with solid wood fuels only. Operate only with fire brick in place.

Unit top, back, sides, and bottom	0 in (0 mm) min without duct.
	78 in (1980 mm) min from floor with duct
Face of unit	No combustibles permitted
Mantle top facing	11 1/2 in (290 mm) min from top lou
Adjacent sidewall	11 in (275 mm) min from side of unit

Floor must be protected by a noncombustible material extending at least 16 in (405mm) to front and 8 in (205 mm) to sides of fireplace opening.

Components required for installation: Combustion air inlet assembly and m 5 in (125mm) diameter flexible duct. One of the following 8 in (205mm) Diameter listed chimney systems, compete with components as specified in the RSF installation instructions. Systems which are tested and listed to ULC-S629 standard- James A Ryder model HT 5103, James A Ryder model AC, Selkirk Metalbestos model SBII, Simpson Duravent model Dura Plus (DP), American Metal Products Co model Dynamic HS Guard, ICC Inc. model Exc HT





WATER TEST

Public Health Ontario | Santé publique Ontario

Public Health Laboratory - Kingston
181 Barrie St
KINGSTON, ON K7L 3K2

Bacteriological Analysis of Drinking Water for Private Citizen, Single Household Only
Analyse bactériologique de l'eau potable - Particuliers, Ménages unifamiliaux seulement

Submitter's Name and Mailing Address / Nom et adresse postale de l'auteur de la demande d'analyse**
[redacted]
169 SEAPOINT LANE
WESTPORT, ON K0G 1X0

Location of Water Source / Emplacement de la source d'eau**
Lot, Concession / ou lot, concession
Street address / Adresse municipale
169 SEAPOINT LANE
SOUTH_FRONTENAC, WESTPORT ON [redacted]X0
County / Comté: NOT PROVIDED
Health Unit # / # du bureau de santé: 2243

Specimen details / Détails sur l'échantillon:

Barcode / Code à barres: 012447041
Phone # / # tél.**: 705 930 4575
Date/Time Collected / Date/heure du prélèvement* **: 2025-04-23 07:00:00
Date/Time Received / Date/heure Reçu le*: 2025-04-23 10:45:00

Purification system used (e.g. UV, filtration, etc.)? Yes / Oui
Système d'épuration utilisé (p. ex. rayons UV, filtration, etc.)?
Authorized by / Autorisé par
Vice President and Chief, Microbiology and Laboratory [redacted]ces or Designate / ou Désigner

Specimen Note / Note sur l'échantillon:
This specimen was received in good condition unless otherwise stated./À moins d'avis contraire, l'échantillon était en bonne conditio au moment de la réception.

Test results / Résultats d'analyse:

Total Coliform CFU/100 mL / Coliformes totaux UFC/100 mL	0
E.coli CFU/100 mL / E. coli UFC/100 mL	0

Interpretation / Interprétation:
There is no evidence of fecal contamination. If the results show the presence of coliforms it may be indicative of a contaminated water supply. Given the susceptibility of well water to external influences, it is important to test water frequently. Consult local health unit for information if required.
Il n'y a aucune preuve de contamination fécale. Si les résultats indiquent la présence de coliformes, cela peut être révélateur d'une source d'eau polluée. L'eau des puits étant susceptible d'être dégradée par des facteurs externes, il est important de la faire analyser fréquemment. Consultez le bureau local de santé publique pour plus de détails, si nécessaire.

Date of Analysis / Date de l'analyse: 2025-04-23 Date Read / Analyse effectuée le: 2025-04-24

Please Note / Prière de noter ce qui suit :

**All time values are EST/EDT and based on a 24-hour clock / Toutes les heures sont exprimées en HNE/HAE et basées sur une horloge de 24 heures.*
The results apply to the sample as received/Les résultats s'appliquent à l'échantillon, tel que reçu.
These results relate only to the sample tested. / Le résultat obtenu se rapporte seulement à cet échantillon d'eau analysé.
Note : This water sample was only tested for the presence of both Total Coliforms and E. coli (ISO/IEC 17025 accredited tests) bacterial indicators of contamination by Membrane Filtration. The sample was not tested for other contaminants, including chemical contaminants, and therefore may be unsafe to drink even when there is no significant evidence of bacterial contamination. Contact your local public health unit for information on testing for other contaminants./ Remarque: Cet échantillon d'eau n'a été analysé que pour déceler (par un laboratoire accrédité conformément à la norme ISO/IEC 17025) la présence des coliformes totaux et des bactéries collibacillaires, indicateurs de contamination par filtration sur membrane. L'échantillon n'a pas été testé pour d'autres contaminants, y compris les contaminants chimiques et, par conséquent, l'eau peut être impropre à la consommation même lorsqu'il n'y a aucune preuve significative de contamination bactérienne. Veuillez communiquer avec le bureau de santé publique de votre localité pour vous renseigner au sujet de l'analyse visant à détecter la présence d'autres contaminants.
If the reported client information does not match the information you supplied on the form please contact the PHO Customer Service Centre. Telephone: 1-877-604-4567 or 416-235-6556 or E-mail: customerservicecentre@oahpp.ca. For operating hours see our website www.publichealthontario.ca/labs. / Si les informations sur le client indiquées ne correspondent pas aux informations que vous avez fournies sur le formulaire, veuillez communiquer avec le Service à la clientèle de SPO par téléphone au 1-877-604-4567 ou 416-235-6556, ou par courriel au customerservicecentre@oahpp.ca. Pour connaître les heures d'ouverture, veuillez consulter notre site Web à www.publichealthontario.ca/labs.

End of report / Fin du rapport

**All time values are EST /EDT/Toutes les heures sont exprimées en HNE ou en HAE.*
***Data provided by the customer / Données fournies par le client.*

Print Date / Date d'impression*: 2025-04-24
Date Reported / Date du rapport*: 2025-04-24 13:47:46
Final
Page 1 of 1
Final
LIMS Report #: 55891504
T_SingleSampleOPHL_WATPRIVATE.rpt
Ontario

INTERACTIVE LINKS

Virtual Tour



Scan the QR Code or Visit:
https://my.matterport.com/show/?m=y4c2TNKxZTU

Video Tour



Scan the QR Code or Visit:
https://youtu.be/sAt-LNlkF4o

Google Map



Scan the QR Code or Visit:
https://maps.app.goo.gl/ff16iU3CeeWCAPbX8

Panorama View



Scan the QR Code or Visit:
https://360panos.org/panos/169Seapoint/

MLS LISTING



169 Seapoint Lane **List: $784,900 For: Sale**
Frontenac Ontario K0G 1X0
Frontenac 47 - Frontenac South Frontenac
SPIS: No **Taxes:** $3,812.56/2026

Detached **Front On:** S **Rms:** 11
Link: N **Acre:** < .50 **Bedrooms:** 3
2-Storey **Washrooms:** 2
1x4xMain, 1x4x2nd

Lot: 100 x 203.5 Feet **Irreg:**
Dir/Cross St: Massassauga Road and Seapoint Lane.
Directions: Perth Road to Massassauga Road, follow to end. Right on Seapoint Lane.

MLS#: X14144420 **PIN#:** 362480138
Possession Remarks: TBD
Legal: PT LT 1 CON 13 BEDFORD PT 16 R159; T/W FR382134; SOUTH FRONTENAC EXCEPT FORFEITED MINING RIGHTS, IF ANY

Kitchens:	1	**Exterior:**	Wood	**Zoning:**	RLSW
Fam Rm:	N	**Garage:**	No	**Cable TV:**	No
Basement:	Crawl Space	**Gar/Gar Spcs:**	None / 0	**Hydro:**	Yes
Fireplace/Stv:	Y	**Drive:**	Private Double	**Gas:**	No
Heat:	Forced Air / Propane	**Drive Park Spcs:**	4	**Phone:**	A
A/C:	Central Air	**Tot Prk Spcs:**	4	**Water:**	Other
Central Vac:	No	**UFFI:**		**Water Supply Type:**	Lake/River, Sediment Filter
Apx Age:	51-99	**Pool:**	None	**Sewer:**	Septic
Year Built:	1974	**Energy Cert:**		**Spec Desig:**	Unknown
Apx Sqft:	2000-2500	**Cert Level:**		**Farm/Agr:**	
Lot Shape:	Rectangular	**GreenPIS:**		**Waterfront:**	Direct
Lot Size Source:	GeoWarehouse	**Prop Feat:**	Fireplace/Stove, Lake Access, Sloping, Waterfront, Waterfront, Wooded/Treed	**Retirement:**	
Roof:	Metal			**HST Applicable to**	Not Subject to HST
Foundation:	Concrete Block	**Exterior Feat:**	Deck, Fishing, Privacy, Year Round Living	**Sale Price:**	
Assessment:		**Interior Feat:**	Carpet Free	**Oth Struct:**	Garden Shed, Shed
POTL:		**Security Feat:**	Carbon Monoxide Detectors, Smoke Detector	**Survey Type:**	Available
POTL Mo Fee:				**Land**	No
Elevator/Lift:				**Lease/$/Freq:**	
Laundry Lev:					
Phys Hdcap-Eqp:					

Water Body Name: Buck Lake
Water Body Type: Lake
Water Frontage: 30.48 Meters
Topography: Hillside, Wooded/Treed
Water Features: Dock
Access to Property: Private Road
Docking Type: Private
Water View: Direct
WaterfrontYN: Yes
Waterfront: Direct

Shoreline: Clean, Deep, Rocky
Shoreline Allowance: None
Shoreline Exp: SE
Alternative Power: Generator-Wired
Easements/Restrict: Unknown
Waterfront Accessory Bldgs: Not Applicable
Water Delivery Features: Heatd Waterlne, Uv System

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Foyer	Main	9.51	x8.86	Tile Floor	
2	Kitchen	Main	12.47	x11.15	Hardwood Floor	
3	Dining	Main	10.83	x10.5	Hardwood Floor	
4	2nd Br	Main	12.8	x7.22	Laminate	
5	3rd Br	Main	13.45	x7.22	Laminate	
6	Bathroom	Main	9.19	x6.89	Tile Floor	4 Pc Bath
7	Living	Lower	25.59	x22.97	Hardwood Floor	W/O To Deck
8	Prim Bdrm	2nd	22.97	x21.65	Laminate	W/O To Balcony
9	Bathroom	2nd	8.2	x7.87	Tile Floor	4 Pc Bath
10	Laundry	2nd	8.53	x 8.2	Tile Floor	
11	Other	Main	8.2	x6.89	Tile Floor	

Client Remks: Beautiful waterfront property with amazing views over deep, clean Buck Lake. This home has been well maintained and offers a year-round home or cottage on one of the areas nicest lakes. The house is elevated from the water with stairs leading down to the lake with a small storage shed, a dock and deep, pristine water frontage. The main floor plan of the home consists of a large, inviting foyer with attached storage room, a beautiful kitchen with a central island flowing through into a dining area, two bedrooms for your guests and a full bath. The centre piece of his home is the large living room with a massive stone fireplace, soaring ceilings and access to the lower level deck. This living room has an abundance of windows with great natural light and is sunken down a few steps from the main floor. There is access to a large, tiered deck area with a hot tub from the living room and kitchen. The upper level of the home is where you will find an expansive and bright master bedroom suite with plenty of closets, a laundry area, and full ensuite bathroom. From this bedroom, you can access the curved second floor balcony where you can enjoy a peaceful morning breeze up with the birds and immersed in the trees as well as incredible views over the lake. This home is serviced by a filtered lake water system with a heat trace line and a full septic system that is currently receiving an updated tile bed. There is a spray foamed crawl space that is accessed from the exterior that houses the utilities and offers additional storage space. There is also a wood shed at the side of the house as well as an additional storage shed. The location is private and peaceful and an opportunity to get away from the city. Buck Lake is a deep Canadian Shield lake with many bays and inlets and the home to many fish species such as large and small-mouth bass, pike and lake trout. The Rideau Trail is located nearby Frontenac Provincial Park.

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Fridge and Freezer in mudroom, Window Coverings, Hot Tub, Dock

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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ROYAL LEPAGE ProALLIANCE REALTY

ROYAL LEPAGE CHAIRMAN'S CLUB NATIONAL TOP 1% 2017-2021

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