

169 Seapoint Lane **List: $784,900 For: Sale**
Frontenac Ontario K0G 1X0
Frontenac 47 - Frontenac South Frontenac **Last Status: NEW**
SPIS: No **Taxes:** $3,812.56/2026 **DOM: 0**

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 Sale Price:**	Not Subject to HST
Foundation:	Concrete Block	**Exterior Feat:**	Deck, Fishing, Privacy, Year Round Living	**Oth Struct:**	Garden Shed, Shed
Assessment:		**Interior Feat:**	Carpet Free	**Survey Type:**	Available
POTL:		**Security Feat:**	Carbon Monoxide Detectors, Smoke Detector	**Land**	No
POTL Mo Fee:				**Lease/$/Freq:**	
Elevator/Lift:					
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	x	8.86	Tile Floor	
2	Kitchen	Main	12.47	x	11.15	Hardwood Floor	
3	Dining	Main	10.83	x	10.5	Hardwood Floor	
4	2nd Br	Main	12.8	x	7.22	Laminate	
5	3rd Br	Main	13.45	x	7.22	Laminate	
6	Bathroom	Main	9.19	x	6.89	Tile Floor	4 Pc Bath
7	Living	Lower	25.59	x	22.97	Hardwood Floor	W/O To Deck
8	Prim Bdrm	2nd	22.97	x	21.65	Laminate	W/O To Balcony
9	Bathroom	2nd	8.2	x	7.87	Tile Floor	4 Pc Bath
10	Laundry	2nd	8.53	x	8.2	Tile Floor	
11	Other	Main	8.2	x	6.89	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

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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

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