



Gordon's Downsizing & Estate Services is committed to providing you with comprehensive information on each property we offer for sale. Our staff is readily available to assist you with any questions you may have regarding the property.

Gordon's Downsizing & Estate Services provides professional real estate and downsizing solutions. We take on the task of selling our client's home and handling every last detail of their move – including moving them in and getting them settled in their new home.

Our team of real estate experts ensures our clients get top market value for their property, quickly and efficiently. Downsizing specialists take great care managing the tasks of cleaning, sorting, appraising, packing, shipping, moving and managing the sale of our client's extra assets.

Our clients move on with confidence, knowing that all the details of this important transition are taken care of smoothly, and with unconditional care.

For overwhelmed Executors of family estates, Gordon's Downsizing & Estate Services offers a complete estate settlement solution.

Please call, or visit us online at www.gogordons.com to learn more about this valuable service.

Thank you for your interest in this property.

Property Information

Live the Cottage Lifestyle All Year Round – Waterfront Luxury on Buck Lake

Enjoy the best of cottage living year-round in this well-built 3-bedroom, 2-bath home with 319 feet of shoreline on sought-after Buck Lake. Set on a private 4.7-acre lot, the property offers space, quiet, and comfort just 30 minutes from Kingston.

Inside, the home features vaulted pine ceilings, a mix of hardwood, ceramic and laminate flooring, with large windows that bring in natural light and showcase stunning views. The open-concept kitchen, dining, and living area is ideal for everyday living and entertaining while you warm up by the grand central fireplace.

The main-level primary bedroom includes a full ensuite and convenient laundry. Upstairs, you'll find a loft library area, two additional bedrooms, and a full 4-piece bathroom. The walkout basement offers flexible space for a family room, games area, workshop, or storage for water toys.

Outside, a spacious deck overlooks the lake, and stairs lead you down to the dock—perfect for swimming, paddling, or simply enjoying the peaceful surroundings. Keep an eye out for wildlife, including nesting loons.

Whether you're looking for a full-time home or a seasonal getaway, this property delivers the privacy, natural beauty, and relaxed pace of lakeside living—without sacrificing modern conveniences.

Property Details

ADDRESS: 1023 NEVA LANE SOUTH FRONTENAC ON K9H 2L0
TYPE: WATERFRONT SINGLE FAMILY RESIDENTIAL/COTTAGE
LEGAL DESCRIPTION: PT LT 25 CON 14 LOUGHBOROUGH PT 1, 13R12501; T/W FR688240; SOUTH FRONTENAC EXCEPT FORFEITED MINING RIGHTS, IF ANY

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|-------------|--|
| SQ. FT: | 1,856 Sq Ft above ground (Mpac) |
| BEDROOMS: | 3; Primary on main floor, 2 upper floor |
| BATHS: | 2; Primary ensuite 4 piece, Upper floor 4 Piece |
| LAUNDRY: | Main floor in primary bedroom ensuite |
| BASEMENT: | Finished with family room and workshop/storage. |
| AGE: | 22 years – Built 2003 (MPAC) |
| ELECTRICAL: | 200 Amp breaker panel |
| ROOF: | Asphalt shingles, newer |
| FOUNDATION: | Poured concrete |
| FLOORS: | Engineered hardwood, ceramic tile, laminate, vinyl, concrete |
| CEILINGS: | Pine, drywall |
| WINDOWS: | Vinyl |
| EXTERIOR: | Vinyl siding |
| INTERIOR: | Drywall |
| PARKING: | 4+ |
| GARAGE: | Basement - door for workshop |
| LOT SIZE: | 203782.15 sq.ft (4.678 ac) |

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|----------------------|---|
| ZONING: | RLSW |
| TAXES: | \$4,627 – 2024 (GEO) |
| ROLL #: | 102904004030134 |
| PIN #: | 362810182 |
| HIGH SPEED INTERNET: | Available |
| HEATING: | Fireplace, woodstove, wall electric heaters |
| COOLING: | None |
| RENTALS: | None Known |
| WATER: | Well – heated line |
| WASTE: | Septic |
| GARBAGE/RECYCLE: | Available |
| ROAD: | Private, maintenance fee yearly/seasonally |
| HOME INSPECTION: | Full version available at: www.gogordons.com |
| LOT DESCRIPTION: | Canadian Shield, mixed forest, waterfront. |
| SUGGESTED DEPOSIT: | \$20,000.00 |
| SUGGESTED CLOSING: | Immediate |

Visit Website:

- Full Home, Well, Septic & WETT Inspection Reports
- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour