



Double the Fun

1264B Cox Road,
Arden

MLS® 40616260

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Welcome to 1264B Cox Road! Come discover this wonderful opportunity to enjoy summertime at its best on the beautiful Buck Lake. Offered today is not one, but two-3 bedroom, 1 bath seasonal cottages with plenty of space to accommodate all your friends and family. Located at the end of the lane, the property offers great privacy and beautiful scenery. Each cottage offers 3 good-sized bedrooms, 1 full 4pc bathroom, a kitchen, dining and living room. The cottages are connected with a large front deck overlooking the lake and the grassy fields in front. The waterfront is easily accessible and down at the shoreline you will find a nice sandy beach, a large dock to keep your boat and a swim raft with some other water toys to enjoy all day on the lake. This property comes turnkey with everything you need to start enjoying. The owners have had many summers here full of memories and have made several improvements over the years such as the roof, siding, decks, windows, doors and so much more to list! Buck Lake offers great opportunities for fishing, boating, and watersport activities. The lake connects into other bodies of water which allow you to enjoy a full day of exploring.

\$649,000

List Price

0.35 Acres

100FT

of Waterfrontage

1465sqft

6 Beds, 2 Baths

\$2220.65

2024 Taxes



THE LAKE

Buck Lake is part of the Salmon River system situated in Central Frontenac. This lake spans approximately 2km in length, with its outflow leading into Bull Lake. Canoeists have the opportunity to journey from Bull Lake, passing through Buck Lake, and concluding at the Salmon River area near Arden, Ontario, off Highway 7. Anglers can enjoy fishing for Walleye, Northern Pike, Largemouth Bass, Smallmouth Bass, Perch, and Crappie in this area.



FEATURES

- Ideal for friends and family, this property features not one, but two cottages, offering a total of 6 bedrooms and 2 bathrooms for ample space.
- Enjoy the epitome of lake life with a sandy beach, private dock, and a waterfront deck.
- These bright and airy cottages are fully furnished, awaiting the start of your summer getaway.
- The yard provides various spots for relaxation or recreation, including a fire pit.
- Connect with ease between the cottages through the spacious deck.

CONTACT DETAILS

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