



Deep Water, Custom Home & Breathtaking Views



1133 Sassy Tree Lane, Desert Lake, ON

Spectacular Desert Lake Waterfront Home!

If deep, clean, west facing waterfront is what you are looking for and a custom-built beautiful home, then look no further! Welcome to 1133 Sassy Tree on beautiful Desert Lake. This home sits perched on the hill and overlooks the lake and has gentle steps down to the waterfront. As you enter the home, you will immediately notice quality and craftsmanship throughout. The welcoming foyer opens up into a large living area with a fireplace and an open concept dining room and custom kitchen with stone counter tops an abundance of cabinets. There is a laundry room located behind the kitchen and a primary bedroom with an attached 4-pc en-suite bathroom. At the other end of the home is a second bedroom and a main 4-pc bathroom. From the dining room area, you can access a large screened in porch and open deck area that looks down towards the dock and lake.

- # X12917892
- \$ \$1,095,000
- 3 Bedrooms
- 3 Bathrooms
- 4.71 Acres
- Desert Lake

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



www.gurreathomes.com

info@gurreathomes.com

(613) 273-9595



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Desert Lake, ON**

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Features

Spectacular Desert Lake Waterfront Home!

- If deep, clean, west facing waterfront is what you are looking for and a custom-built beautiful home, then look no further!
- Welcome to 1133 Sassy Tree on beautiful Desert Lake. This home sits perched on the hill and overlooks the lake and has gentle steps down to the waterfront.
- As you enter the home, you will immediately notice quality and craftsmanship throughout. The welcoming foyer opens up into a large living area with a fireplace and an open concept dining room and custom kitchen with stone counter tops an abundance of cabinets. There is a laundry room located behind the kitchen and a primary bedroom with an attached 4-pc en-suite bathroom. At the other end of the home is a second bedroom and a main 4-pc bathroom.
- From the dining room area, you can access a large screened in porch and open deck area that looks down towards the dock and lake.
- Heading downstairs you will find a massive recreation room with a walkout door through the ICF foundation into the front yard. Also located on this level is a third bedroom, a 3-pc bathroom and a large utility room.
- This home is serviced by a septic system and a newly drilled well. There is a storage area with exterior access to a storage room that once housed the oil tank, but the home is now heated by a forced air, propane furnace.
- Down the pathway and steps, past the trickling stream you will find a large dock, deep clean waterfront and access to all your waterfront dreams. The landscape and gardens will surely impress you and the massive rock face behind the house creates an amazing Canadian Shield backdrop.
- Desert Lake is located on the Canadian Shield and is one of the deepest lakes in our area with great swimming, boating and fishing opportunities.

Directions

- Sassy Tree Lane & Desert Lake Road

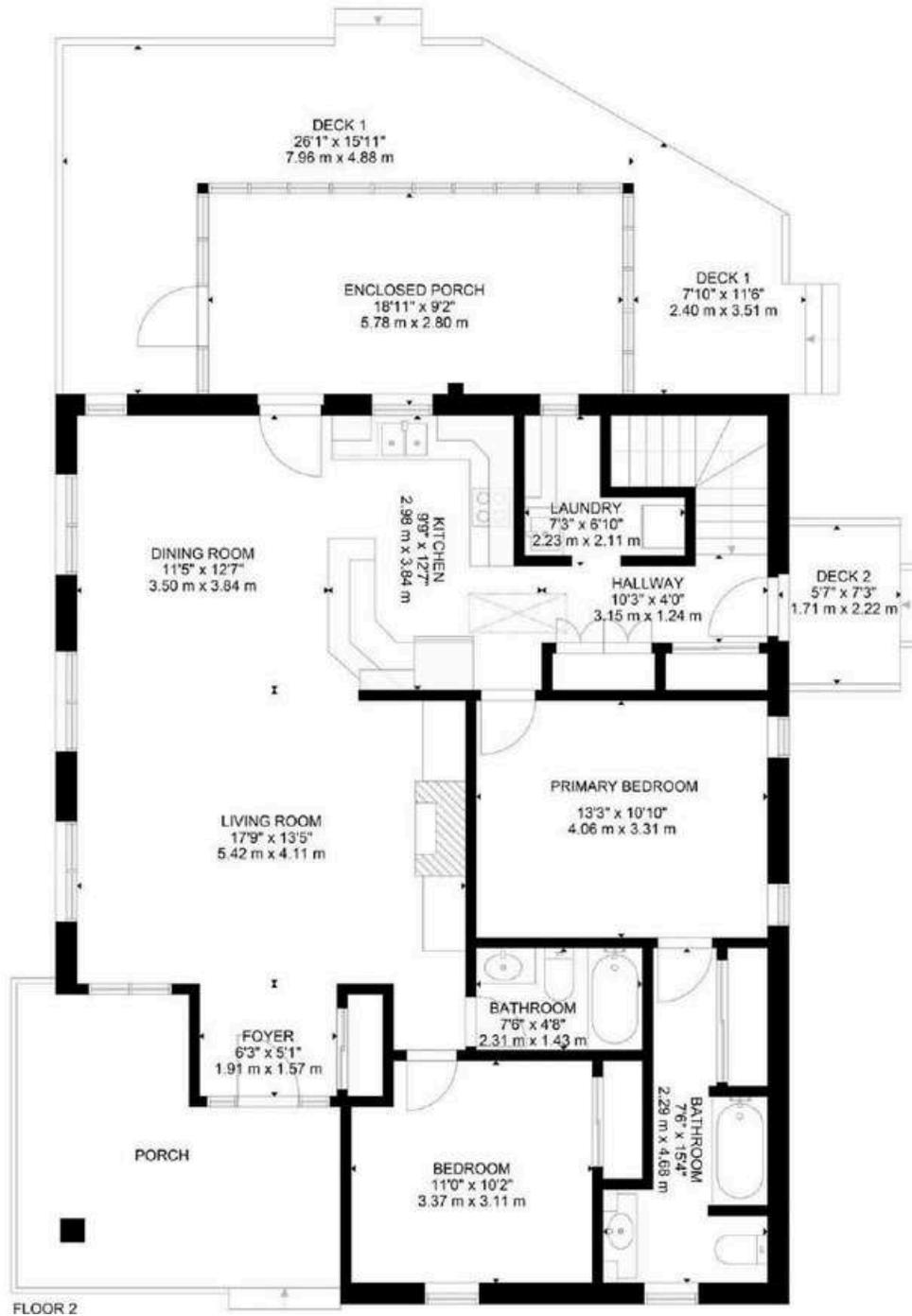
GALLERY



GALLERY



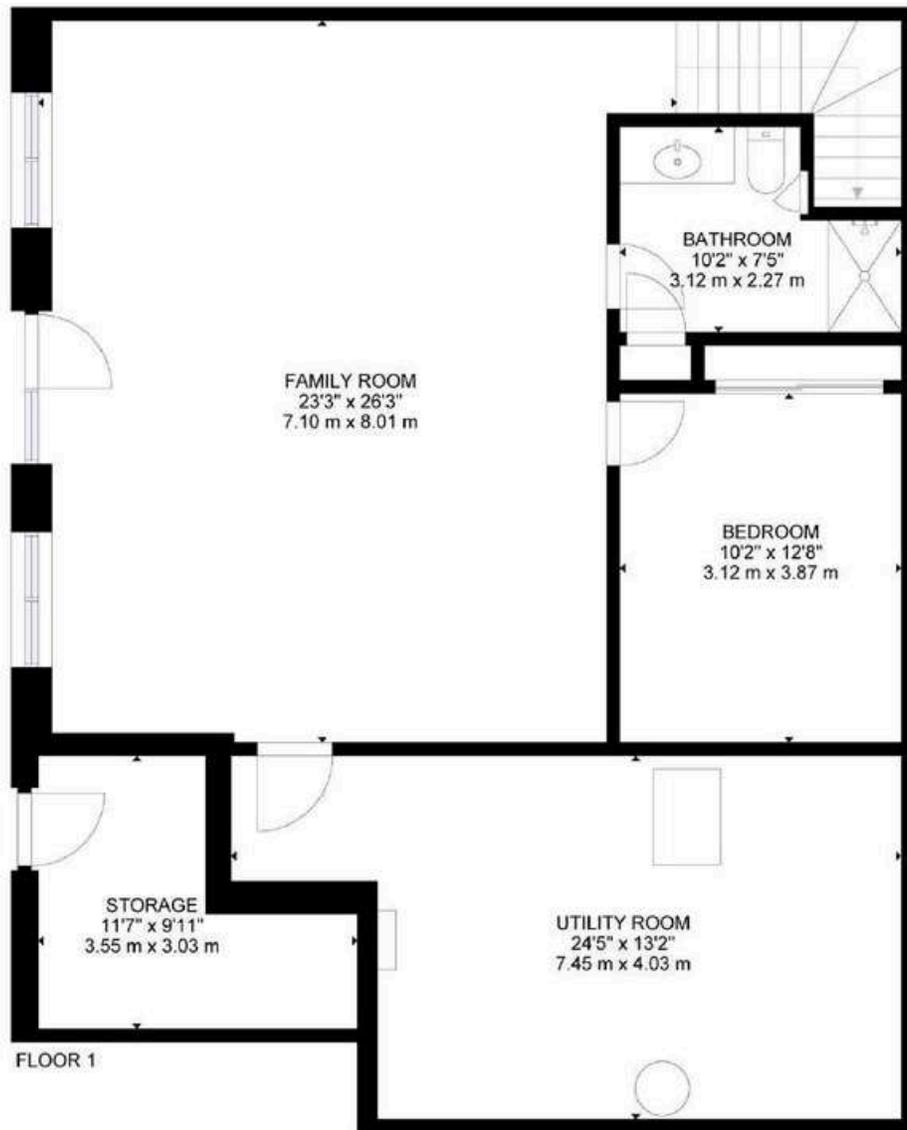
FLOOR PLAN 1/2



Main Floor

GROSS INTERNAL AREA
 FLOOR 1: 1111 sq.ft, 103 m², FLOOR 2: 1122 sq.ft, 104 m²
 EXCLUDED AREA: STORAGE: 84 sq.ft, 8 m², PORCH: 165 sq.ft, 15 m², DECK 1: 291 sq.ft, 27 m², DECK 2: 39 sq.ft, 4 m², ENCLOSED PORCH: 181 sq.ft, 17 m²
 TOTAL: 2233 sq.ft, 207 m²

FLOOR PLAN



Basement

GROSS INTERNAL AREA
FLOOR 1: 1111 sq.ft, 103 m², FLOOR 2: 1122 sq.ft, 104 m²
EXCLUDED AREA: STORAGE: 84 sq.ft, 8 m², PORCH: 165 sq.ft, 15 m², DECK 1: 291 sq.ft, 27 m², DECK 2: 39 sq.ft, 4 m², ENCLOSED PORCH: 181 sq.ft, 17 m²
TOTAL: 2233 sq.ft, 207 m²

WETT INSPECTION

AUSTIN FOX

PLUMBING & HEATING

P.O. BOX 250

Sydenham, Ontario

K0H 2T0

Tel: (613) 376-3755

Fax: (613) 376-7641

Inspection

11/22/2006

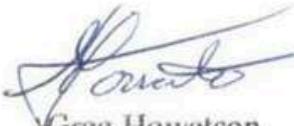
1133 Sassy Tree Lane
R.R.#1 Hartington, On
K0H 1W0

RE: WETT Inspection

The wood burning fireplace and chimney located at the above address have been installed within the guidelines of the Solid Fuel installation code.

The inspector holds a valid WETT certification # 4705

Regards,



Greg Howatson

President

Austin Fox Plumbing & Heating

CHIMNEY SWEEP

Sweep Right Chimney Services

RIDEAU VALLEY
Hearth and Home
 Quality Hearth Products
Sweep Right! Sleep Tight!



Box 239, 20 Whelan St.
 Westport, Ont.
 Tel. (613) 273-4402
 1-888-743-3288
 www.rvhh.com
 jima@rideau.net

Customer: XXXXXXXXXX Date: 10/10/2023

Address: 133 Sassey Tree Lane XXXXXXXXXX
South Frontenac Email: "

Service Requested: Sweep

Manufacturer _____ Model _____ Fuel _____ Age _____

Rideau Valley Hearth & Home Customer Y___N___

Appliance Type _____ Roof pitch _____

Chimney Type _____ Roof const. _____

Checklist

- Drop Sheets Used
- Creosote Buildup
- Gasket Checked
- Glass Cleaned
- Stove Painted
- Brick Checked
- Baffle Checked
- Hinges Greased
- Handle Adjusted
- Air Tubes Vacuumed
- Smoke Pipe Checked
- Chimney Checked
- Blower Cleaned

Comments

1 - Chimney Sweep \$180⁰⁰

Rideau Valley Hearth & Home assumes no responsibility for the safety and code compliance of any system areas that are not clearly visible based on a visual inspection. Any system that is seen to be in violation of B-365 or manufacturers installation instructions can not be cleaned by Rideau Valley Hearth & Home and must be taken out of use by customer until appliance is brought up to code. A written deficiency letter is available from Rideau Valley Hearth & Home outlining work that must be done at a cost.

[Signature]
 Customer Signature

[Signature]
 Technician Signature

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**

First Name, Last Name / Prénom, Nom de famille

XXXXXXXXXX

Street address / Adresse municipale

1133 SASSY TREE LANE
HARTINGTON, ON K0H 1W0

Location of Water Source /

Emplacement de la source d'eau**

Lot, Concession / ou lot, concession

Emergency Locator # / B11#

1133

Street address / Adresse municipale

1133 SASSY TREE LANE
SOUTH FRONTENAC ON K0H1W0

County / Comté: FRONTENAC

Health Unit # / # du bureau de santé: 2241

Specimen details / Détails sur l'échantillon:

Barcode / Code à barres: 012861623

Phone # / # tél. **: 416 816 6797

Date/Time Collected / Date/heure du prélèvement* **: 2025-04-29 19:30:00

Date/Time Received / Date/heure Reçu le*: 2025-04-30 10:00:00

Purification system used (e.g. UV, filtration, etc.)? /
Système d'épuration utilisé (p. ex. rayons UV, filtration, etc.)? **

Yes / Oui

Authorized by / Autorisé par

Vice President and Chief, Microbiology and Laboratory Services 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 condition 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: 2025-04-30

Date Read / Analyse effectuée le: 2025-05-01

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 détecter (par un laboratoire accrédité conformément à la norme ISO/IEC 17025) la présence des coliformes totaux et des bactéries colibacillaires, 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*: 2025-05-01

Page 1 of 1

LIMS Report #: 55959991



Date Reported / Date du rapport*: 2025-05-01 10:30:42

T_SingleSampleOPHL_WATPRIVATE.rpt

WELL REPORT

Ontario Ministry of the Environment, Conservation and Parks

Well Tag No. (Please Strike out and Reprint Below) **Tag#: A399667**

Regulation 903 Ontario Water Resources Act

Measurements recorded in: Metric Imperial

Page 1 of 1

Well Owner's Information

Full Name: [Redacted] E-mail Address: [Redacted] Well Constructed by Well Owner

Municipality: [Redacted] Province: [Redacted] Postal Code: [Redacted]

Well Location

Address of Well Location (Street Number/Name): 1133 SASSY TREE LANE, HARRINGTON ONT, K0H 1N0

Township: LOUGHMEADOUGH, Lot: 6, Concession: 13

County/District/Municipality: ERASMUS, City/Town/Village: [Redacted], Province: Ontario, Postal Code: [Redacted]

UTM Coordinates Zone: Easting: NAD 83, Northing: [Redacted], Municipal Plan and Sublot Number: [Redacted], Other: [Redacted]

Overburden and Bedrock Material/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (mft)
BROWN	CLAY			0' - 6"
RED	GRANITE			6' - 73'
GREY	GRANITE			73' - 115'
RED/BROWN	GRANITE			115' - 120'

Annular Space

Depth Set at (mft) From	To	Type of Sealant Used (Material and Type)	Volume Placed (m³)
20	0	CEMENT	7 FT³

Results of Well Yield Testing

After test of well yield, water was: Clear and sand free, Other, specify

If pumping discontinued, give reason

Time (min)	Draw Down		Recovery	
	Water Level (mft)	Time (min)	Water Level (mft)	Time (min)
Static Level	32.4			
1	37.4	1	6.9	
2	39.1	2	6.7	
3	40.6	3	6.5	
4	42.1	4	6.3	
5	43.6	5	6.1	
10	49.7	10	5.1	
15	54.5	15	4.4	
20	57.7	20	4.3	
25	60.6	25	3.9	
30	63.6	30	3.9	
40	66.8	40	3.4	
50	69.2	50	3.4	
60	71.2	60	3.7	

Pump intake set at (mft): 178'

Pumping rate (l/min / GPM): 5 GPM

Duration of pumping: 1 hrs + 0 min

Final water level end of pumping (mft): 71.2

If flowing give rate (l/min/GPM)

Recommended pump depth (mft): 175'

Recommended pump rate (l/min/GPM): 5 GPM

Well production (l/min/GPM): 8 GPM

Disinfected? Yes No (Ppm: 100)

Method of Construction

Cable Tool, Diamond, Public, Commercial, Not used

Rotary (Conventional), Jetting, Domestic, Municipal, Dewatering

Rotary (Reverse), Driving, Livestock, Test Hole, Monitoring

Boring, Digging, Irrigation, Cooling & Air Conditioning

Air percussion, Industrial, Other, specify

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Well Thickness (cm/in)	Depth (mft) From	To	Status of Well
6 1/4"	STEEL	188cm + 2'	20		<input type="checkbox"/> Water Supply, <input type="checkbox"/> Replacement Well, <input type="checkbox"/> Test Hole, <input type="checkbox"/> Recharge Well, <input type="checkbox"/> Dewatering Well, <input type="checkbox"/> Observation and/or Monitoring Hole, <input type="checkbox"/> Alteration (Construction), <input type="checkbox"/> Abandoned, <input type="checkbox"/> Insufficient Supply, <input type="checkbox"/> Abandoned, Poor Water Quality, <input type="checkbox"/> Abandoned, other, specify, <input type="checkbox"/> Other, specify
6"	OPEN HOLE		20	120'	

Construction Record - Screen

Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (mft) From	To

Water Details

Water found at Depth (mft)	Kind of Water: <input type="checkbox"/> Fresh <input type="checkbox"/> Untested <input type="checkbox"/> Gas <input type="checkbox"/> Other, specify	Depth (mft) From	To	Diameter (cm/in)
133		0	20	10"
		20	120	6"

Well Contractor and Well Technician Information

Business Name of Well Contractor: TPOC KNOW WELL DRILLING, Well Contractor's Licence No: 3121012

Business Address (Street Number/Name): 2580 BETH ROAD, Municipality: GLENBURNE

Province: ONT, Postal Code: M1H 1P9, Business E-mail Address: [Redacted]

Bus. Telephone No. (inc. area code): [Redacted], Name of Well Technician (Last Name, First Name): [Redacted]

Well Technician's Licence No.: [Redacted], Signature of Technician and/or Contractor: [Redacted], Date Submitted: [Redacted]

Map of Well Location

Please provide a map below following instructions on the back.

Map showing well location at 1133 Sassy Tree Lane, Harrington, Ontario. Includes a sketch of the well and surrounding area.

Well Owner's Information

Well owner's information package delivered: Yes No

Date Package Delivered: [Redacted]

Date Work Completed: [Redacted]

Ministry Use Only

Audit No: 2425273

Received: [Redacted]

© SOE (2020/06) © Queen's Printer for Ontario, 2020

Well Owner's Copy

SEPTIC PUMPING RECEIPT

ORSER SEPTIC (613-539-3147)

4671 BELLROCK ROAD

VERONA, KOH2W0

DATE

Oct 14 / 22

NAME
NOM

ADDRESS
ADRESSE

Sassy Tree Lane

SOLD BY
VENDU PAR

COD
C.R.

CHARGE
FACTURER

ON ACCOUNT
A CRÉDIT

AMOUNT FWD.
MONTANT REPORTÉ

1

2

3

4

5

6

7

8

9

10

Pump Septic

300.00

[Handwritten signature]

TVH/HST
TPS/GST

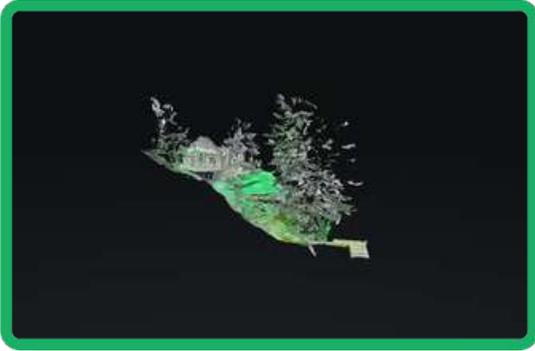
TAX REG. NO.:
N° DE TAXE

PST/TVP

TOTAL

INTERACTIVE LINKS

Virtual Tour



Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=BPJU1Fp9cXD>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/J07VhIx-RyA>

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/G8CBsGTvs5hhX2Xx7>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/1133Sassy1/>

MLS LISTING



1133 Sassy Tree Lane **List: \$1,095,000 For: Sale**
Frontenac Ontario K0H 1W0
 Frontenac 47 - Frontenac South Frontenac
SPIS: N **Taxes: \$5,471.93/2025** **DOM: 0**

Detached **Front On: N** **Rms: 13**
Link: N **Acre: 2-4.99** **Bedrooms: 2 + 1**
 Bungalow **Washrooms: 3**
 2x4xMain, 1x3xBsmt

Lot: 475 x 300 Feet Irreg:
Dir/Cross St: Sassy Tree Lane & Desert Lake Road
Directions: Desert Lake Road to Sassy Tree Lane. Follow to end.

MLS#: X12917892 **PIN#:** 362720576

Possession Remarks: TBD
Legal: PT LT 6 CON 13 LOUGHBOROUGH BEING PTS 7, 8 & 9 ON 13R23285; T/W AN EASEMENT FOR PEDESTRIAN AND VEHICULAR TRAFFIC OVER PT LT 6 CON 13 LOUGHBOROUGH BEING PARTS 3, 5 & 6 ON 13R23285; T/W FR608683; TOWNSHIP OF SOUTH FRONTENAC

Kitchens: 1 + 0
Fam Rm: N
Basement: Finished with Walk-Out / Full
Fireplace/Stv: Y
Heat: Forced Air / Propane
A/C: Central Air
Central Vac: Y
Apx Age: 1100-1500
Apx Sqft: Irregular
Lot Shape: GeoWarehouse
Lot Size Source:
Roof: Asphalt Shingle
Foundation: Insulated Concrete Form
Assessment:
POTL:
POTL Mo Fee:
Elevator/Lift:
Laundry Lev: Main
Phys Hdcap-Eqp:

Exterior: Brick / Vinyl Siding
Gar/Gar Spcs: None / 0
Park/Drive:
Drive: Private Double
Drive Park Spcs: 4
Tot Prk Spcs: 4
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, Year Round Living
Interior Feat: Air Exchanger, Central Vacuum, Primary Bedroom - Main Floor, Storage, Sump Pump, Ventilation System, Water Heater Owned
Security Feat: Smoke Detector

Zoning: RLSW
Cable TV: A
Hydro: Y
Gas: N
Phone: A
Water: Well
Water Supply Type: Drilled Well, Sediment Filter
Sewer: Septic
Spec Desig: Unknown
Farm/Agr: Direct
Waterfront: None
Retirement:
Accessibility:
Feat:
HST Applicable to: Not Subject to HST
Sale Price:
Oth Struct: Garden Shed, Shed
Survey Type: Available

Water Body Name: Desert Lake **Shoreline:** Clean, Deep, Rocky
Water Body Type: Lake **Shoreline Allowance:** None
Water Frontage (M): 144.78 **Shoreline Exp:** W
Topography: Hilly, Rocky, Wooded/Treed **Alternative Power:** Generator-Wired
Water Features: Dock, Stairs to Waterfront, Waterfront-Deeded **Easements/Restrict:** Unknown
Access to Property: Private Road **Rural Services:** Cell Services, Electricity Connected, Garbage Pickup, Internet High Speed, Recycling Pickup, Telephone Available
Docking Type: Private **Waterfront Accessory Bldgs:** Not Applicable
Water View: Direct **Water Delivery Features:** Uv System
Waterfront YN: Y
Waterfront: Direct

#	Room	Level	Length (ft)	Width (ft)	Description	Tile
1	Foyer	Main	5.25	17.06	Floor	Hardwood
2	Living	Main	13.12	9.84	Floor	Hardwood
3	Dining	Main	17.72	x13.12	Floor	Tile
4	Kitchen	Main	13.45	x9.19	Floor	Tile
5	Laundry	Main	15.42	x6.56	Floor	Hardwood
6	Prim Bdrm	Main	10.83	7.55	Floor	Tile
7	Bathroom	Main	26.25	x7.87	Floor	Hardwood
8	2nd Br	Main	10.17	x10.17	Floor	Tile
9	Bathroom	Main	12.8	x4.59	Floor	Laminate
10	Rec	Lower	18.7	x20.34	Floor	Tile
11	Bathroom	Lower		x7.22	Floor	Laminate
12	3rd Br	Lower		x10.17	Floor	Concrete
13	Utility	Lower		x 12.8		

Client Remks: Spectacular Desert Lake waterfront home! If deep, clean, west facing waterfront is what you are looking for and a custom-built beautiful home, then look no further! Welcome to 1133 Sassy Tree on beautiful Desert Lake. This home sits perched on the hill and overlooks the lake and has gentle steps down to the waterfront. As you enter the home, you will immediately notice quality and craftsmanship throughout. The welcoming foyer opens up into a large living area with a fireplace and an open concept dining room and custom kitchen with stone counter tops an abundance of cabinets. There is a laundry room located behind the kitchen and a primary bedroom with an attached 4-pc en-suite bathroom. At the other end of the home is a second bedroom and a main 4-pc bathroom. From the dining room area, you can access a large screened in porch and open deck area that looks down towards the dock and lake. Heading downstairs you will find a massive recreation room with a walkout door through the ICF foundation into the front yard. Also located on this level is a third bedroom, a 3-pc bathroom and a large utility room. This home is serviced by a septic system and a newly drilled well. There is a storage area with exterior access to a storage room that once housed the oil tank, however, the home is now heated by a forced-air, propane furnace. Down the pathway and steps, past the trickling stream you will find a large dock, deep clean waterfront and access to all your waterfront dreams. The landscape and gardens will surely impress you and the massive rock face behind the house creates an amazing Canadian Shield backdrop. Desert Lake is located on the Canadian Shield and is one of the deepest lakes in our area, offering great swimming, boating and fishing opportunities.

Inclusions: Appliances, Dock
Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE **Ph:** 613-273-9595



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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

www.gurreathomes.com
info@gurreathomes.com
(613) 273-9595

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

Your Total Real Estate Package!