



1133 Sassy Tree Lane
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	Exterior: Brick / Vinyl Siding	Zoning: RLSW
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV: A
Basement: Finished with Walk-Out / Full	Park/Drive:	Hydro: Y
Fireplace/Stv: Y	Drive: Private Double	Gas: N
Heat: Forced Air / Propane	Drive Park Spcs: 4	Phone: A
A/C: Central Air	Tot Prk Spcs: 4	Water: Well
Central Vac: Y	UFFI:	Water Supply Type: Drilled Well, Sediment Filter
Apx Age:	Pool: None	Sewer: Septic
Apx Sqft: 1100-1500	Energy Cert:	Spec Desig: Unknown
Lot Shape: Irregular	Cert Level:	Farm/Agr:
Lot Size Source: GeoWarehouse	GreenPIS:	Waterfront: Direct
Roof: Asphalt Shingle	Prop Feat: Central Vacuum, Fireplace/Stove, Lake Access, Waterfront, Waterfront, Wooded/Treed	Retirement:
Foundation: Insulated Concrete Form	Exterior Feat: Deck, Fishing, Landscaped, Privacy, Year Round Living	Accessibility: None
Assessment:	Interior Feat: Air Exchanger, Central Vacuum, Primary Bedroom - Main Floor, Storage, Sump Pump, Ventilation System, Water Heater Owned	Feat:
POTL:	Security Feat: Smoke Detector	HST Applicable to Sale Price: Not Subject to HST
POTL Mo Fee:		Oth Struct: Garden Shed, Shed Available
Elevator/Lift:		Survey Type:
Laundry Lev: Main		
Phys Hdcap-Eqp:		

Water Body Name: Desert Lake
Water Body Type: Lake
Water Frontage (M): 144.78
Topography: Hilly, Rocky, Wooded/Treed
Water Features: Dock, Stairs to Waterfront, Waterfront-Deeded
Access to Property: Private Road
Docking Type: Private
Water View: Direct
WaterfrontYN: Y
Waterfront: Direct

Shoreline: Clean, Deep, Rocky
Shoreline Allowance: None
Shoreline Exp: W
Alternative Power: Generator-Wired
Easements/Restrict: Unknown
Rural Services: Cell Services, Electricity Connected, Garbage Pickup, Internet High Speed, Recycling Pickup, Telephone Available
Waterfront Accessory Bldgs: Not Applicable
Water Delivery Features: Uv System

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	5.25	x 4.59	Tile Floor
2	Living	Main	17.06	x 12.8	Hardwood Floor Fireplace Insert
3	Dining	Main	13.12	x 13.12	Hardwood Floor W/O To Deck
4	Kitchen	Main	9.84	x 9.19	Tile Floor
5	Laundry	Main	17.72	x 6.56	Tile Floor
6	Prim Bdrm	Main	13.45	x 10.83	Hardwood Floor
7	Bathroom	Main	15.42	x 7.87	Tile Floor 4 Pc Ensuite
8	2nd Br	Main	10.83	x 10.17	Hardwood Floor
9	Bathroom	Main	7.55	x 4.59	Tile Floor 4 Pc Bath
10	Rec	Lower	26.25	x 20.34	Laminate W/O To Yard
11	Bathroom	Lower	10.17	x 7.22	Tile Floor 3 Pc Bath
12	3rd Br	Lower	12.8	x 10.17	Laminate
13	Utility	Lower	18.7	x 12.8	Concrete Floor

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