



1133 Sassy Tree Lane
Frontenac Ontario K0H 1W0
Frontenac 47 - Frontenac South Frontenac
SPIS: N **Taxes:** \$5,277.06/2024 **DOM:** 66

Detached

Link: N

Bungalow

Front On: N

Acre: 2-4.99

Rms: 13

Bedrooms: 2 + 1

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#: X12142184 **PIN#:** 362720576

Possession Remarks: TBD

Kitchens: 1 + 0	Exterior: Brick / Vinyl Siding	Zoning: RLSW
Fam Rm: N	Drive: Pvt Double	Cable TV: A
Basement: Fin W/O / Full	Gar/Gar Spcs: None / 0	Hydro: Y
Fireplace/Stv: Y	Drive Park Spcs: 4	Gas: N
Heat: Forced Air / Propane	Tot Prk Spcs: 4	Phone: A
A/C: Central Air	UFFI:	Water: Well
Central Vac: Y	Pool: None	Water Supply: Drilled Well
Apx Age:	Energy Cert:	Sewer: Septic
Apx Sqft: 1100-1500	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Agr:
POTL:	Prop Feat:	Waterfront: Direct
POTL Mo Fee:	Central Vacuum, Fireplace/Stove, Lake	Retirement:
Elevator/Lift:	Access, Waterfront, Waterfront,	Oth Struct: Garden Shed, Shed
Laundry Lev: Main	Wooded/Treed	Survey Type: Available
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
3	Dining	Main	13.12	x 13.12	Hardwood Floor
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
8	2nd Br	Main	10.83	x 10.17	Hardwood Floor
9	Bathroom	Main	7.55	x 4.59	Tile Floor
10	Rec	Lower	26.25	x 20.34	Laminate
11	Bathroom	Lower	10.17	x 7.22	Tile Floor
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 countertops and 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.

Inclusions: Appliances, Dock

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