



**1133 Sassy Tree Lane**  
**Frontenac Ontario K0H 1W0**  
Frontenac 47 - Frontenac South Frontenac  
**SPIS:** N      **Taxes:** \$5,277.06/2024      **DOM:** 122

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

<b>Kitchens:</b> 1 + 0 <b>Fam Rm:</b> N <b>Basement:</b> Fin W/O / Full <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Propane <b>A/C:</b> Central Air <b>Central Vac:</b> Y <b>Apx Age:</b> <b>Apx Sqft:</b> 1100-1500 <b>Lot Shape:</b> Irregular <b>Lot Size Source:</b> GeoWarehouse <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Insulated Concrete Form <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> Main <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Brick / Vinyl Siding <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> <b>Drive:</b> Private Double <b>Drive Park Spcs:</b> 4 <b>Tot Prk Spcs:</b> 4 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Central Vacuum, Fireplace/Stove, Lake Access, Waterfront, Waterfront, Wooded/Treed <b>Exterior Feat:</b> Deck,Fishing,Landscaped,Privacy,Year Round Living <b>Interior Feat:</b> Air Exchanger,Central Vacuum,Primary Bedroom - Main Floor,Storage,Sump Pump,Ventilation System,Water Heater Owned <b>Security Feat:</b> Smoke Detector	<b>Zoning:</b> RLSW <b>Cable TV:</b> A <b>Hydro:</b> Y <b>Gas:</b> N <b>Phone:</b> A <b>Water:</b> Well <b>Water Supply Type:</b> Drilled Well, Sediment Filter <b>Sewer:</b> Septic <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> Direct <b>Retirement:</b> <b>Accessibility:</b> None <b>Feat:</b> <b>Under Contract:</b> Propane Tank <b>HST Applicable to Sale Price:</b> Not Subject to HST <b>Oth Struct:</b> Garden Shed, Shed <b>Survey Type:</b> Available
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**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

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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