

LOT 1 KISMET Lane, South Frontenac, Ontario K0H 2L0

Listing

Client Full
Active / Land

LOT 1 KISMET Ln South Frontenac

MLS® #: 40280331

Price: **\$2,250,000**



Frontenac/Frontenac/47 - Frontenac South Residential



Water Body: **Buck Lake**

Type of Water: **Lake**

Tax Amt/Yr: **\$3,955/2021**

Zoning: **RU-18**

Devel Chrg Pd:

Official Plan:

Site Plan Apprv:

Trans Type: **Sale**

Lot Size Acres: **85.63**

Acres Range: **50-99.99**

Frontage: **2,746.50**

Lot Dimensions: **2,746.5**

Lot Irregularities: **Y**

Lot Shape: **Irregular**

Common Interest: **Freehold/None**

Tax Amt/Yr: **\$3,955/2021**

Remarks/Directions

Public Rmks: "Kismet" is a huge and picturesque chunk of Canadian Shield, sandwiched between Perth Road (extension of Division St.) and the north basin of Buck Lake, 28 KM north of Highway #401 at Division St. in Kingston. Kismet is comprised of 3 parcels of land, offered for sale separately, with an aggregate of over 6000' of lakefront on desirable Buck Lake. Kismet (together with Frontenac Park) occupies the entire south end of the north basin, facing and abutting Frontenac Park, a "forever wild" 52 square kilometer near wilderness Provincial park. Purchasers at Kismet will have direct land and water access to Frontenac Park and the comfort of knowing that the opposite shoreline will never be developed...unbelievable value at no additional cost. Purchasers will also have access to both basins of Buck Lake, a deep, clean lake with 48 kilometers of stunning shoreline with no access from the Rideau Canal system, so basically a very quiet and private lake! Easy access to Kingston, Ontario's oldest and most charming city, with all the benefits and services Kingston has to offer... BUT with the opportunity to live in a remote, natural waterfront paradise which has much more to offer than Muskoka and at much lower cost ... without the traffic! Kismet's 3 Parcels are located 2.5 hours from each of Toronto and Montreal and 1.5 hours from Ottawa.

Directions: **Perth Road to Kismet Lane. Follow to sign.**

Waterfront

Features: **Water Access**
Dock Type: **None**
Shoreline: **Clean, Deep, Rocky**
Shore Rd Allow: **None**
Island Y/N: **No**

Frontage: **2746.00**
Exposure: **North, West**

Exterior

Property Access: **Private Road**
Area Influences: **Lake/Pond**
View: **Lake, Park/Greenbelt, Trees/Woods**
Topography: **Rocky, Rolling, Wooded/Treed**

Fronting: **West**

Land Information

Utilities:
Water Source: **None**
Well Testing:
Services: **None**

Parcels:
Acres Clear: Acres Waste:
Lot Front (Ft): **2,746.50** Lot Depth (Ft):

Sewer: **None**
Water Treatment:
Location: **Rural**

Environmental Audit/Phase: **No**
Lot Size: **85.630 Acres**

Property Information

Legal Desc: **PT LT 21-22 CON 12 LOUGHBOROUGH PTS 11, 12 & 13, 13R14860 S/T FR736442, FR736443, FR736444; S/T FR762866 TOWNSHIP OF SOUTH FRONTENAC**

Zoning: **RU-18**
Assess Val/Year: **\$426,000/2016**
PIN: **362810367**
ROLL: **102904004002600**
Possession/Date: **Immediate/**

Survey: **Available/**
Hold Over Days: **60**
Occupant Type:

Deposit: **10,000**

Brokerage Information

List Date: **06/16/2022**
List Brokerage: **ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE**
Source Board: **KAREA**

Prepared By: TAMMY GURR, Broker

Date Prepared: 06/16/2022

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