
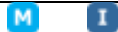


<b>Status</b> FOR SALE	<b>Lot 3 Kismet LN</b>		Vacant Land , Residential
<b>Sale/Rent</b> For Sale	South Frontenac , ON K0H 2L0		<b>List Price</b> \$1,600,000
<b>MLS #</b> K20005903			<b>Sold Price</b>
	<b>Orig Price</b> \$1,600,000	<b>List Date</b> 10/7/2020	<b>DOM</b> 0
			<b>Sold Date</b>
	<b>Land Type</b> Deeded Land	<b>District</b> Frontenac County	<b>Sub District</b> 47 - Frontenac South
	<b>Approx SqFt</b>	<b>Zoning</b> Rural	<b>Zoning</b> Rural
	<b>Waterfront</b> Yes	<b>Fronting On</b>	
<b>Lot Size</b> 2,727.10 x	<b>Irregular</b> Yes	<b>Taxes \$</b> \$3,898.65	<b>Tax Year</b> 2019
<b>Acres</b> 48.00	<b>Property Size</b> 10.0 - 49.99 Acres	<b>PIN</b> 362810232	<b>Title</b> Freehold
<b>Access</b> Private	<b>Possession</b> TBD		
<b>Legal Description</b> PT LT 20 CON 12 LOUGHBOROUGH PT 5, 13R8418; SOUTH FRONTENAC			



Buck Lake

**Virtual Tour** Virtual Tour

**Directions** Perth Road to Kismet Lane. Follow to the end.

**Workable Acres**  
**Acres Pasture**  
**Acres Treed/Bus**  
**Acres Tilled**  
**Acres Fenced**

**Association Fee**  
**Road Maint Fee**  
**Annual Land Lease Fee**

**Water/Well** None  
**Sewer/Septic** None  
**Services** Hydro, Telephone  
**Site Influences** Hilltop, Scenic View, Water View, Wooded Lot  
**Restrictions** Right of Way  
**Documents** Survey

**Water Name** Buck Lake  
**Waterfrontage (ft)** 2,727.13  
**Shoreline Rd Allow**  
**Waterfront Exposure**  
**Shoreline** Clean, Deep, Natural

**WF Features**  
  
**WF Features Other**

**Chattel Included** None  
**Fixtures Excluded** None

**Public Remarks** A picturesque property located on Buck Lake in South Frontenac Township. Buck Lake is a deep 'Lake Trout' lake with many islands, bays and shoreline to explore. This land is located 25 minutes north of Kingston, 15 minutes south of Westport and just off of Perth Road on Kismet Lane. Amazing sunset views can be found here on this west facing property. This lot has 48 rugged acres with thick bush, rock outcroppings, wetland areas and is a true representation of the Canadian Shield in this beautiful country. The waterfront includes over 2727 feet of deep, clean shoreline to the north end along with some lower shallow parts to the south end. Elevated unrestricted views across the north branch of Buck Lake and Frontenac Provincial Park - without a cottage in site and total privacy are some of the many assets this property has to offer. The south branch of the lake can be accessed by boat under Perth Road at the public boat ramp. Enjoy 48 acres of privacy and enjoy all the lake has to offer or enjoy some hiking or picnics in Frontenac Provincial Park. Substantial private road with hydro to service Lot included in price. The purchase of any lot on Kismet Lane includes the view of one mile of unobstructed, undeveloped Frontenac Park shoreline...."forever wild"....and direct access to Frontenac Park from lots 1, 2 & 3 on Kismet Lane which abut the park directly at the south end of the lake. Note also that the

**List Office** ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE

**List Agent** TAMMY GURR



Compliments of: TAMMY GURR  
 Broker

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Website: http://www.gurreathomes.com

Company Name: ROYAL LEPAGE PROALLIANCE REALTY,

