



LOT 1 Kismet Lane, South Frontenac, ON


Kismet is a large, picturesque and serene retreat located on the Frontenac Arch between Perth Road (Division Street) and the North Basin of Buck Lake, 28 kms. north of Highway 401 in Kingston.

Kismet is comprised of 3 adjoining, but legally separate, parcels of land comprising over 200 acres of dramatic Canadian Shield with over 6000 of lakefront facing and abutting Frontenac Park which is a forever wild 52 square kilometer provincial "near wilderness" park. Together, Kismet and the Park occupy the entire south end of the lake thereby ensuring a glorious and peaceful, westerly, wilderness view from the entire Kismet property in perpetuity. A unique and incalculable bonus for purchasers - all 3 parcels are accessed from Perth Road by Kismet Lane, a private road restricted for use by the purchasers and their guests only!

X12283734

\$ \$2,500,000

 Buck Lake

 90 Acres

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



www.gurreathomes.com



info@gurreathomes.com

(613) 273-9595



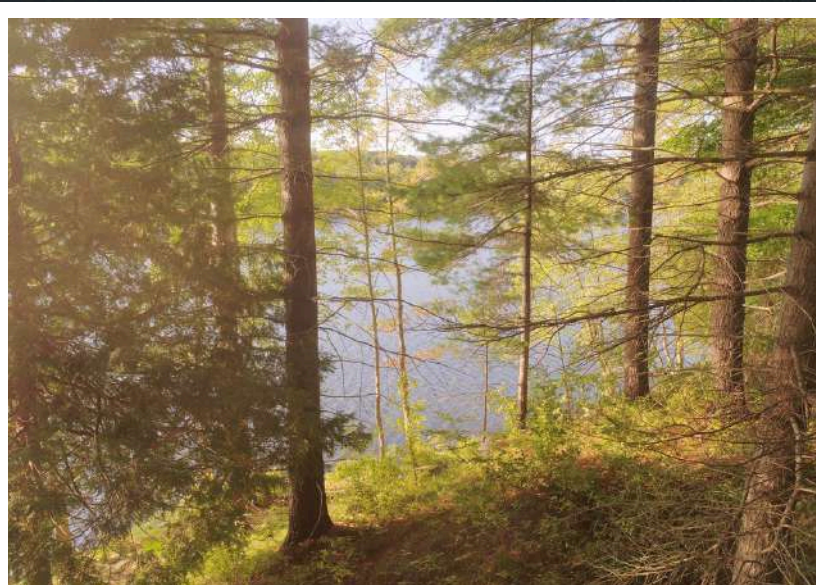
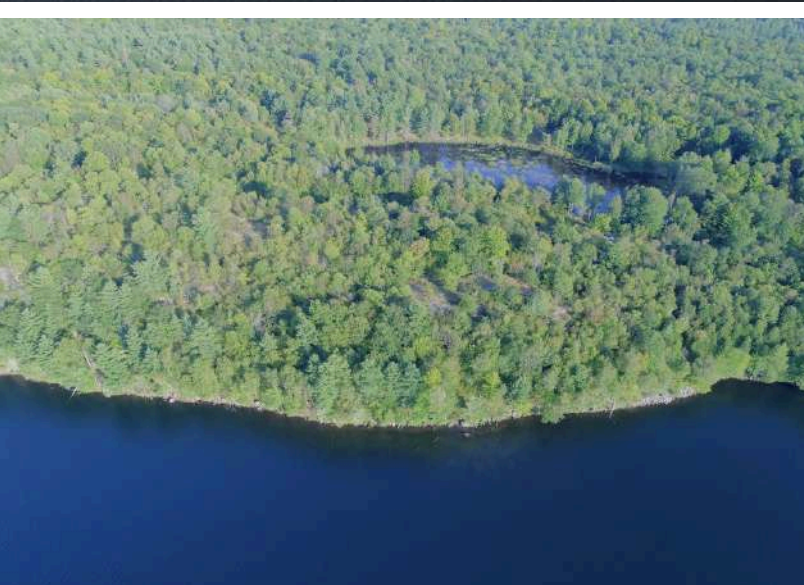
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South Frontenac, ON**

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Features

Kismet is a large, picturesque and serene retreat located on the Frontenac Arch between Perth Road (Division Street) and the North Basin of Buck Lake, 28 kms. north of Highway 401 in Kingston.

- Kismet is comprised of 3 adjoining, but legally separate, parcels of land comprising over 200 acres of dramatic Canadian Shield with over 6000 of lakefront facing and abutting Frontenac Park which is a forever wild 52 square kilometer provincial "near wilderness" park. Together, Kismet and the Park occupy the entire south end of the lake thereby ensuring a glorious and peaceful, westerly, wilderness view from the entire Kismet property in perpetuity.
- A unique and incalculable bonus for purchasers - all 3 parcels are accessed from Perth Road by Kismet Lane, a private road restricted for use by the purchasers and their guests only!
- The Vendor will provide hydro service to all 3 lots at the Vendor's expense.
- The Purchasers will be able to enjoy all 48 kilometers of Buck Lake waterfront by boat but there is no access to or from the Rideau Canal thereby contributing further to the tranquility of Kismet.
- Easy access to Kingston, one of Ontario's oldest and most charming cities, with all of the character, services, and benefits which it has to offer including the St. Lawrence Seaway, the Thousand Islands, Queen's University, and regional health care services. Only 2.5 hours from each of Toronto and Montreal, and 1.5 hours from Ottawa.

Directions

- Perth Road to Kismet Lane. Follow to the 3 Kismet Lots turning left at the 'Y'.

MORE INFORMATION

Kismet Lane Parcels 1, 2, 3 Information

Parcel 1: 2746.53' of lakefront; 85.63 acres

Parcel 2: 621.13 of lakefront; 85.26 acres

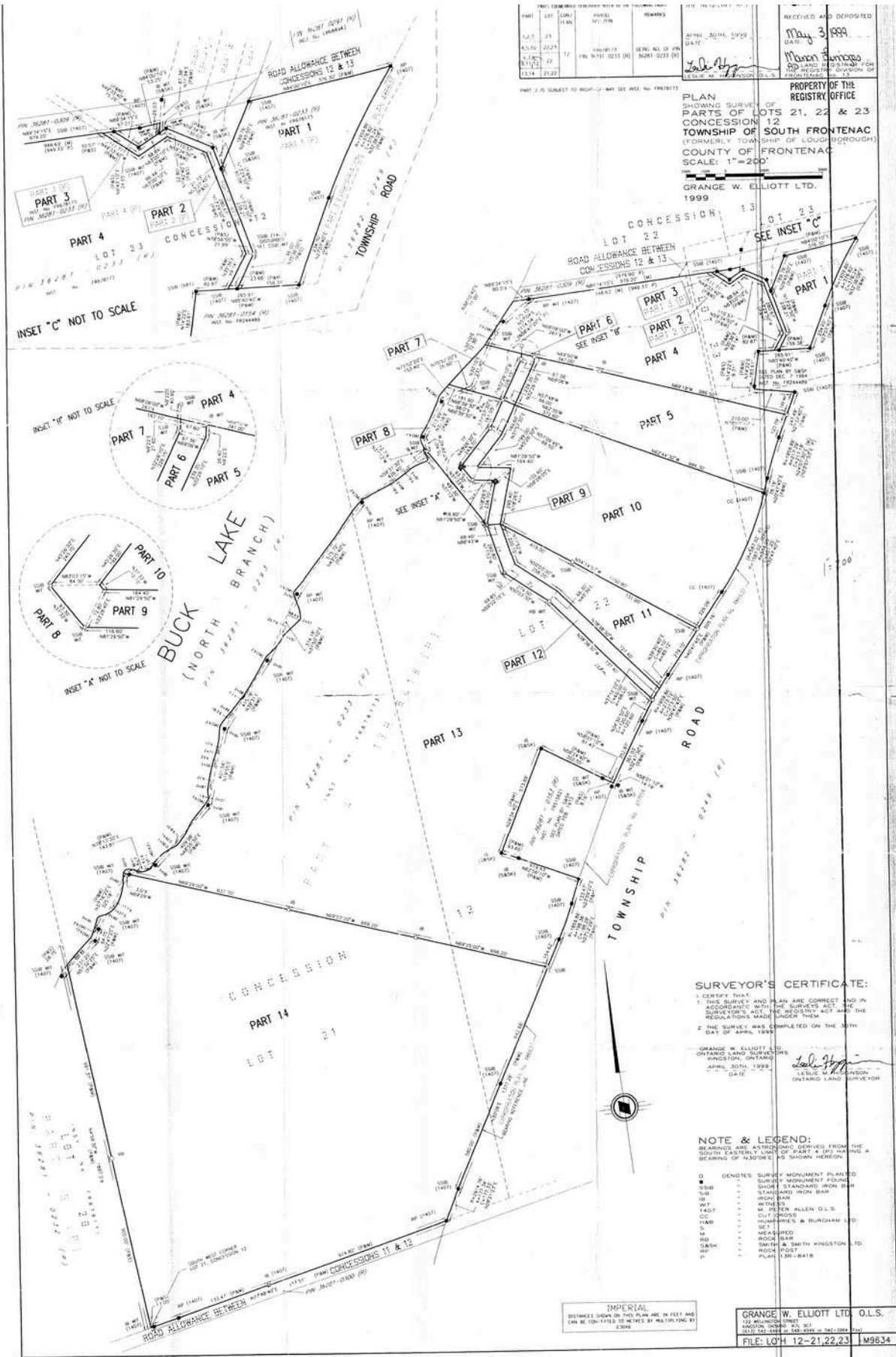
Parcel 3: 2727.13 of lakefront; 48 acres

All Parcels are accessed from Perth Road by Kismet Lane, which is a private road with access restricted to owners. Kismet Lane will be upgraded to current municipal standards and shared by Kismet owners pursuant to a condominium road agreement or reciprocal easement agreements to provide Kismet owners with access to their properties and to the lake at a boat launch facility to be constructed by the vendor at its cost for private launching and removal of their boats on a restricted basis. Hydro will be extended along the full length of Kismet Lane at the Vendor's expense.

VENDOR IS ALSO OPEN TO DISCUSSION OF JOINT VENTURE OR DEVELOPMENT PROPOSALS WHICH MIGHT INCLUDE SALE OF ONE OR MORE LOTS WITH FRONTAGE OF 300' OR MORE AT A PRICE TO BE NEGOTIATED. WELCOME TO KISMET!



SURVEY



INTERACTIVE LINKS

Google Map



Scan the QR Code or Visit:
<https://goo.gl/maps/3ZDxDGiyiJdWEJQQ9>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/DZdUdlzKGgY>

Link to Lot 2




Scan the QR Code or Visit:
<https://gurreathomes.com/listings/lot-2-kismet-lane.html/>

Link to Lot 3



Scan the QR Code or Visit:
<https://gurreathomes.com/listings/lot-3-kismet-lane.html/>

MLS LISTING

	LOT 1 KISMET Lane		List: \$1,250,000 For: Sale
	Frontenac Ontario K0H 2L0		
	Frontenac 47 - Frontenac South Frontenac		
	SPIS: N	Taxes: \$4,257.62/2024	DOM: 0
	Vacant Land	Front On: W	Rms:
	Link:	Acre: 50-99.99	Bedrooms: 0
	Lot: 2746 x 546 FeetIrreg:		Washrooms: 0
	Dir/Cross St: Perth Road & Kismet Lane		
	Directions: Perth Road to Kismet Lane. Follow to sign.		

MLS#: X12283734 **PIN#:** 362810367

Possession Remarks: TBD

Kitchens:	Exterior:	Zoning:	RU
Fam Rm:	Drive:	Cable TV:	N
Basement:	Gar/Gar Spcs: 0	Hydro:	A
Fireplace/Stv: N	Drive Park Spcs:	Gas:	N
Heat:	Tot Prk Spcs:	Phone:	N
A/C:	UFFI:	Water:	None
Central Vac: N	Pool:	Water Supply:	None
Apx Age:	Energy Cert:	Sewer:	Unknown
Apx Sqft:	Cert Level:	Spec Desig:	Direct
Assessment:	GreenPIS:	Farm/Agr:	
POTL:	Prop Feat:	Waterfront:	Available
POTL Mo Fee:	Lake/Pond, Waterfront, Waterfront,	Retirement:	
Elevator/Lift: N	Wooded/Treed	Oth Struct:	
Laundry Lev:		Survey Type:	
Phys Hdcap-Eqp:			
Water Body Name: Buck Lake			

Water Body Type: Lake	Shoreline: Rocky
Water Frontage (M): 836.98	Shoreline Allowance: None
Topography: Rocky,Wooded/Treed,Rolling	Shoreline Exp: W
Water Features: Waterfront-Deeded Access	Alternative Power: None
Access to Property: Private Road	Easements/Restrict: Unknown
Docking Type: None	Rural Services: Cell Services,Electricity On Road
Water View: Direct	Waterfront Accessory Bldgs: Not Applicable
WaterfrontYN: Y	
Waterfront: Direct	

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Kismet is a large, picturesque and serene retreat located on the Frontenac Arch between Perth Road (Division Street) and the North Basin of Buck Lake, 28 kms. north of Highway 401 in Kingston. Kismet is comprised of 3 adjoining, but legally separate, parcels of land comprising over 200 acres of dramatic Canadian Shield with over 6000 of lakefront facing and abutting Frontenac Park which is a forever wild 52 square kilometer provincial "near wilderness" park. Together, Kismet and the Park occupy the entire south end of the lake thereby ensuring a glorious and peaceful, westerly, wilderness view from the entire Kismet property in perpetuity. A unique and incalculable bonus for purchasers - all 3 parcels are accessed from Perth Road by Kismet Lane, a private road restricted for use by the purchasers and their guests only! The Vendor will provide hydro service to all 3 lots at the Vendor's expense. The Purchasers will be able to enjoy all 48 kilometers of Buck Lake waterfront by boat but there is no access to or from the Rideau Canal thereby contributing further to the tranquility of Kismet. Easy access to Kingston, one of Ontario's oldest and most charming cities, with all of the character, services, and benefits which it has to offer including the St. Lawrence Seaway, the Thousand Islands, Queen's University, and regional health care services. Only 2.5 hours from each of Toronto and Montreal, and 1.5 hours from Ottawa.					
Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE Ph: 613-273-9595					



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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Your Total Real Estate Package!