



LOT 1 KISMET Lane
Frontenac Ontario K0H 2L0
Frontenac 47 - Frontenac South Frontenac
SPIS: N **Taxes:** \$4,257.62/2024 **DOM:** 147

List: \$1,250,000 For: Sale

Vacant Land
Link: **Front On:** W **Rms:**
 Acre: 50-99.99 **Bedrooms:** 0
 Washrooms: 0

Lot: 2746 x 546 Feet **Irreg:**
Dir/Cross St: Perth Road & Kismet Lane
Directions: Perth Road to Kismet Lane. Follow to sign.

MLS#: X12283734 **PIN#:** 362810367
Possession Remarks: TBD
Legal: PT LT 21-22 CON 12 LOUGHBOROUGH PTS 11, 12 & 13, 13R14860 S/T FR736442, FR736443, FR736444; S/T FR762866 TOWNSHIP OF SOUTH FRONTENAC

Kitchens: Fam Rm: Basement: Fireplace/Stv: N Heat: A/C: Central Vac: N Apx Age: Apx Sqft: Lot Shape: Irregular Lot Size Source: GeoWarehouse Assessment: POTL: POTL Mo Fee: Elevator/Lift: N Laundry Lev: Phys Hdcap-Eqp:	Exterior: Gar/Gar Spcs: 0 Park/Drive: Drive: Drive Park Spcs: Tot Prk Spcs: UFFI: Pool: Energy Cert: Cert Level: GreenPIS: Prop Feat: Lake/Pond, Waterfront, Waterfront, Wooded/Treed	Zoning: RU Cable TV: N Hydro: A Gas: N Phone: N Water: None Water Supply Type: None Sewer: None Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: HST Applicable to Included In Sale Price: Oth Struct: Survey Type: Available
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Water Body Name: Buck Lake
Water Body Type: Lake
Water Frontage (M): 836.98
Topography: Rocky, Wooded/Treed, Rolling
Water Features: Waterfront-Deeded Access
Access to Property: Private Road
Docking Type: None
Water View: Direct
WaterfrontYN: Y
Waterfront: Direct

Shoreline: Rocky
Shoreline Allowance: None
Shoreline Exp: W
Alternative Power: None
Easements/Restrict: Unknown
Rural Services: Cell Services, Electricity On Road
Waterfront Accessory Bldgs: Not Applicable

#	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. Note: all three parcels can be purchased together for a discounted price of \$2,400,000. Seller will entertain VTB financing.					
Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE Ph: 613-273-9595					