

 <small>ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE</small>	LOT 1 KISMET Lane Frontenac Ontario K0H 2L0 Frontenac 47 - Frontenac South Frontenac SPIS: N Taxes: \$4,257.62/2024		List: \$1,250,000 For: Sale		
	Vacant Land Link:		Front On: W Acre: 50-99.99	Rms: 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					
Kitchens: Fam Rm: Basement: Fireplace/Stv: N Heat: A/C: Central Vac: N Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: N Laundry Lev: Phys Hdcap-Eqp:		Exterior: Drive: Gar/Gar Spcs: 0 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: Sewer: None Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: Oth Struct: Survey Type: Available	
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.					
Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE Ph: 613-273-9595					