

*Eastern Light, Deep Water,  
& Two Docks!*









## 3037 Hilltop Lane, Frontenac, ON

Enjoy breathtaking eastern views over the pristine waters of Buck Lake from this beautifully maintained waterfront home or cottage.

With easy shoreline access and two private docks, this property is perfect for boating, swimming, and lakeside living year-round. The deep, clean waterfront and eastern exposure mean spectacular morning light right from your deck.

Conveniently located just off Perth Road, this spacious bungalow offers generous principal rooms and a thoughtfully designed layout. The main floor features two comfortable bedrooms, a 2-piece ensuite and 3-piece bathroom. The open-concept kitchen, dining and living area is highlighted by soaring cathedral ceilings and expansive windows that fill the space with natural light while showcasing spectacular lake views.

-  # X13049944
-  \$ \$1,239,000
-  3 Bedrooms
-  3 Bathrooms
-  0.75 Acres
-  Buck Lake

*Your Total Real Estate Package!*

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



[www.gurreathomes.com](http://www.gurreathomes.com)

[info@gurreathomes.com](mailto:info@gurreathomes.com)

**(613) 273-9595**



Not intended to solicit clients under contract. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.



# *Table of Contents*

**3037 Hilltop Lane  
Frontenac, ON**

<b>Features</b>	<b>3</b>
<b>Gallery</b>	<b>4</b>
<b>Floorplan</b>	<b>6</b>
<b>Survey</b>	<b>8</b>
<b>Well Record</b>	<b>9</b>
<b>Interactive Links</b>	<b>10</b>
<b>MLS Listing</b>	<b>11</b>
<b>Contact Information</b>	<b>12</b>



## Features

### Waterfront Bungalow with Two Docks and Eastern Lake Views, 15 Minutes to Westport

- **Stunning Waterfront on Buck Lake:** Enjoy breathtaking eastern views over the pristine waters of Buck Lake from this beautifully maintained waterfront home or cottage. With easy shoreline access and two private docks, this property is perfect for boating, swimming, and lakeside living year-round. The deep, clean waterfront and eastern exposure mean spectacular morning light right from your deck.
- **Spacious Main Floor Living:** Conveniently located just off Perth Road, this spacious bungalow offers generous principal rooms and a thoughtfully designed layout. The main floor features two comfortable bedrooms, a 2-piece ensuite and 3-piece bathroom. The open-concept kitchen, dining and living area is highlighted by soaring cathedral ceilings and expansive windows that fill the space with natural light while showcasing spectacular lake views. A sunroom is the perfect spot for entertaining guests or enjoying quiet mornings by the water, and the deck is steps away from the main living area.
- **Finished Walkout Lower Level:** The fully finished walkout basement provides substantial additional living space, including a large recreation room with a striking two-sided fireplace, an oversized third bedroom with its own fireplace, and a full 3-piece bathroom. There are also utility and storage rooms, a pantry, and direct walkout access to the yard and waterfront.
- **Garage, Workshop and Great Location:** Outside, an oversized attached 2-car garage provides ample space for vehicles, storage, or a workshop, along with a garden shed and additional outbuildings. Located just 30 minutes north of Kingston and 15 minutes to Westport, this property combines comfort, space and exceptional waterfront living at an ideal in-between location.

## Directions

- Perth Road just south of the Buck Lake boat ramp to Hilltop Lane.

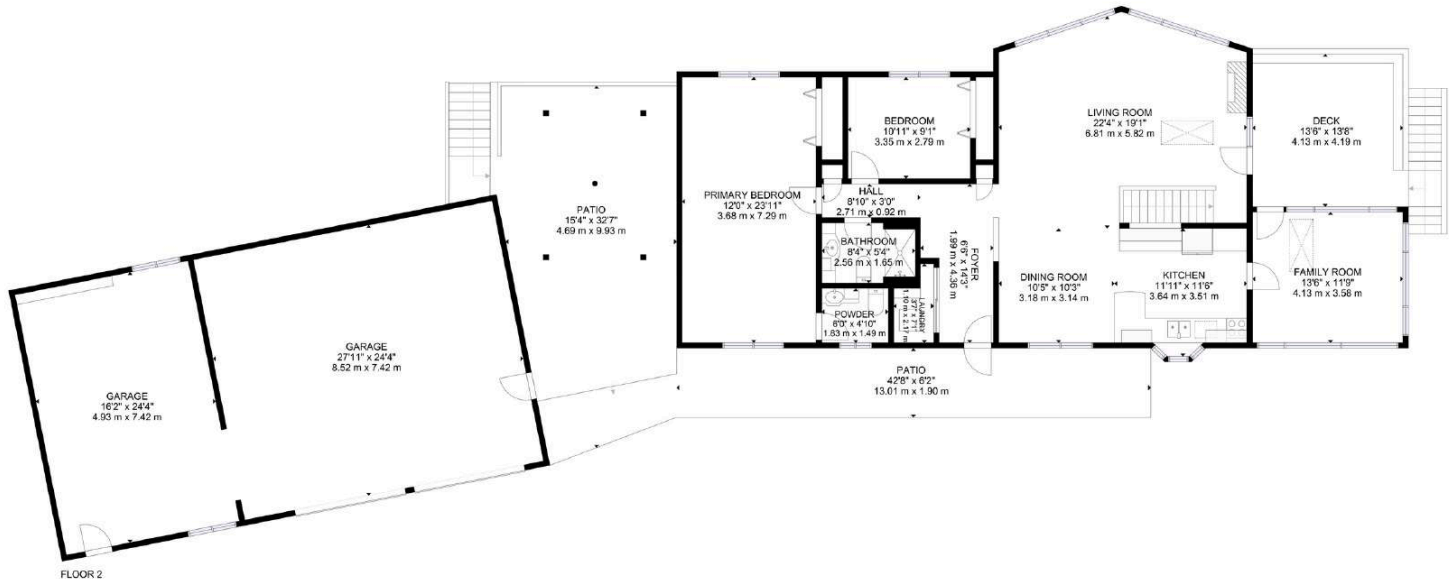
# GALLERY



# GALLERY



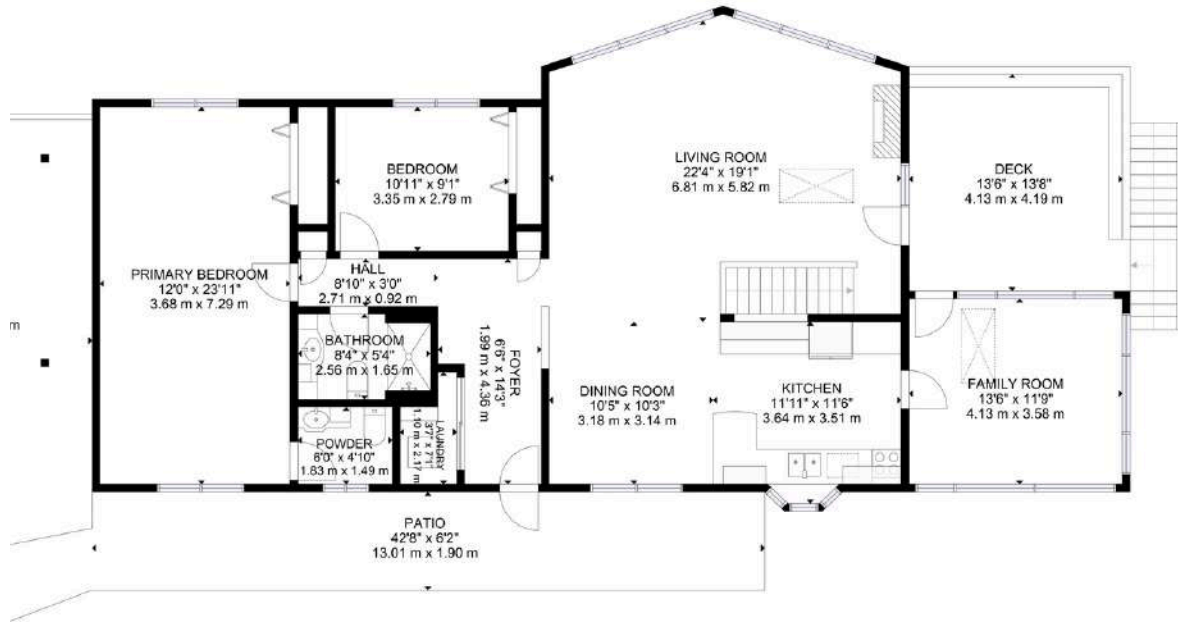
# FLOORPLAN 1/2



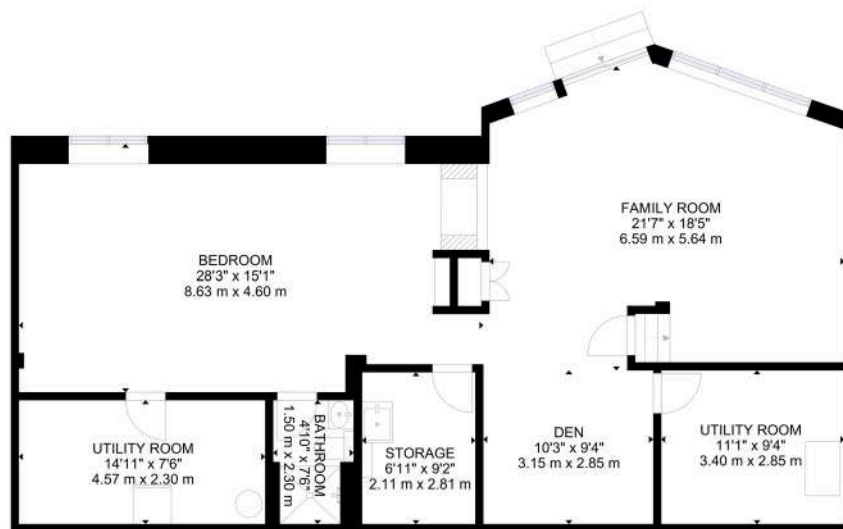
Full Main Floor



# FLOORPLAN 2/2



Main Floor



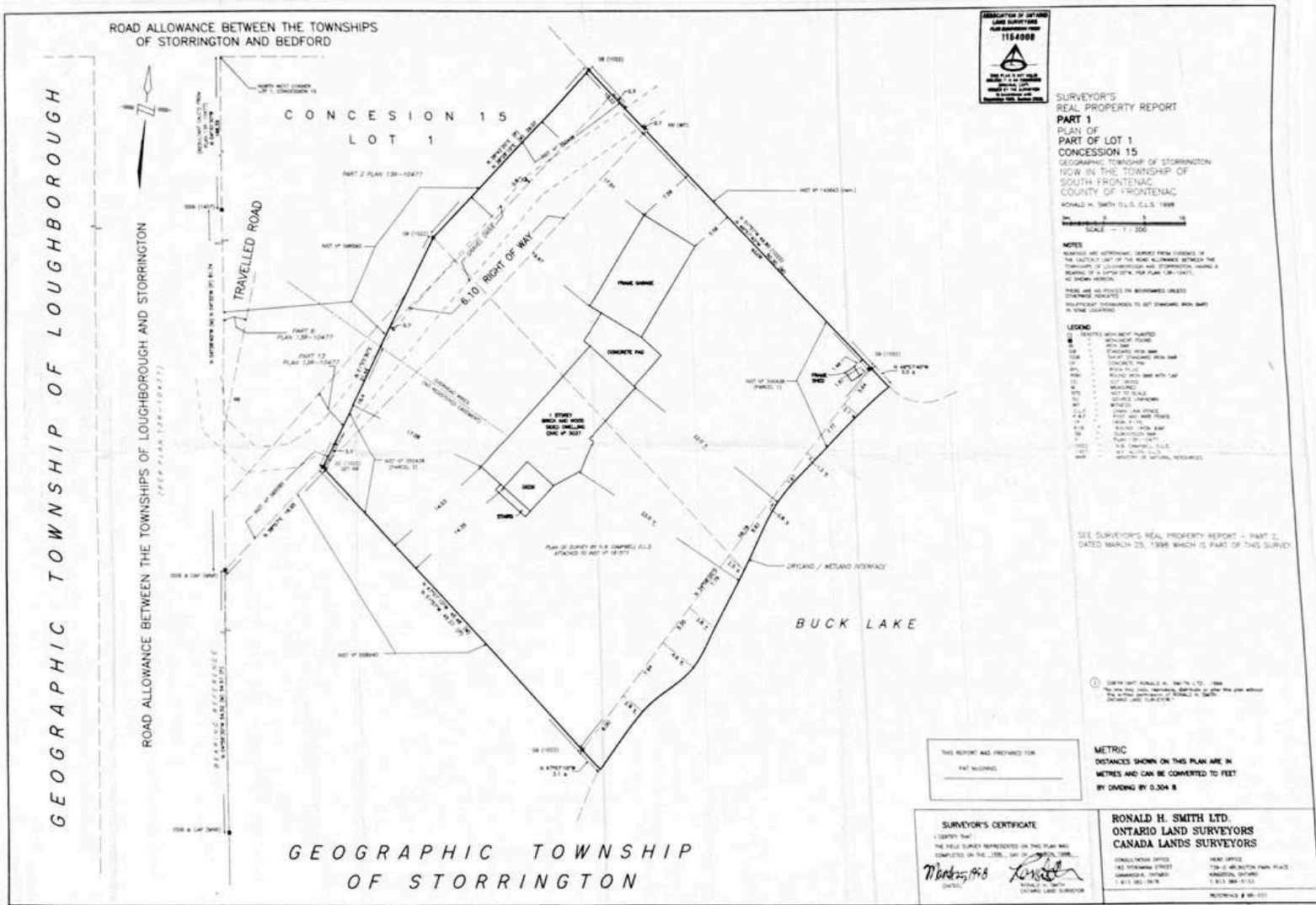
FLOOR 1

Lower Level

GROSS INTERNAL AREA  
 FLOOR 1: 1241 sq.ft, 115 m<sup>2</sup>, FLOOR 2: 1473 sq.ft, 137 m<sup>2</sup>  
 EXCLUDED AREA: PATIO: 742 sq.ft, 69 m<sup>2</sup>, GARAGE: 1046 sq.ft, 97 m<sup>2</sup>, DECK: 188 sq.ft, 17 m<sup>2</sup>  
 TOTAL: 2714 sq.ft, 252 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# SURVEY



# WELL RECORD



Ministry of the Environment Ontario

OUT OF RANGE PLOTTED NEAR BY 3109W

## The Ontario Water Resources Act WATER WELL RECORD

1. PRINT ONLY IN SPACES PROVIDED  
2. CHECK  CORRECT BOX WHERE APPLICABLE

(11) 2209668 MUNICIPAL 22910 CON 199W

COUNTY OR DISTRICT: **Frontenac** TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE: **Levellingborough** CON. BLOCK TRACT SURVEY ETC: **14** DATE COMPLETED: **23 08 83**

WELL NO.: **R#1 Perth Road Ont. K4H2L0**

MINING: **9.32.49.9** ELEVATION: **1050.0** BASIN CODE: **12.5**

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET	
				FROM	TO
Brown	Sand			0'	12'
Grey	Granite			13'	115'

31 2209668 01/15/87

32

**41 WATER RECORD**

WATER FOUND AT - FEET	KIND OF WATER
065	1 <input checked="" type="checkbox"/> FRESH 3 <input type="checkbox"/> SULPHUR
0105	2 <input type="checkbox"/> SALTY 4 <input type="checkbox"/> MINERAL

**51 CASING & OPEN HOLE RECORD**

INSIDE DIAM. (INCHES)	MATERIAL	W.A.L. THICKNESS (INCHES)	DEPTH - FEET
6 5/8	1 <input checked="" type="checkbox"/> STEEL	3/16	0' to 22'
6 5/8	2 <input type="checkbox"/> GALVANIZED		
	3 <input type="checkbox"/> CONCRETE		
	4 <input type="checkbox"/> OPEN HOLE		

**SCREEN**

SIZE(S) OF OPENING (SLOT NO.)	DIAMETER	LENGTH
	31-33	34-38

**61 PLUGGING & SEALING RECORD**

DEPTH SET AT - FEET	MATERIAL AND TYPE	(CURRENT GROUP LEAD PACKER ETC)
10-13	14-17	
18-21	22-25	
26-29	30-33	80

**71 PUMPING TEST**

PUMPING TEST METHOD:  PUMP  BAILEY

PUMPING RATE: **0003** GPM

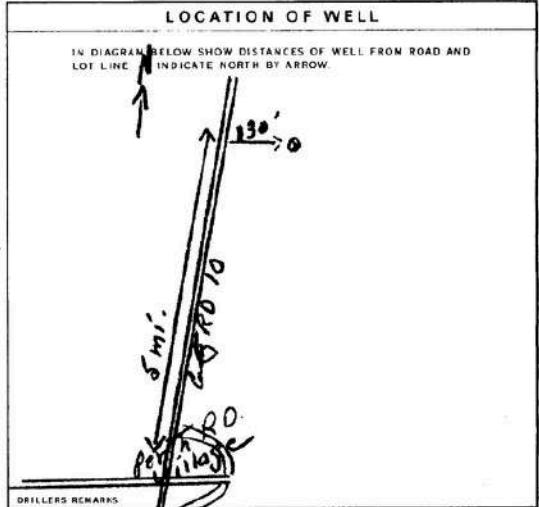
DURATION OF PUMPING: **02** HOURS **00** MINS

STATIC LEVEL	WATER LEVEL END OF PUMPING	WATER LEVEL DURING
102.8	105	15 MINUTES: 105.7
		30 MINUTES: 104.8
		45 MINUTES: 105.9
		60 MINUTES: 105

RECOMMENDED PUMP TYPE:  SHALLOW  DEEP

RECOMMENDED PUMP SETTING: **110** FEET

RECOMMENDED PUMPING RATE: **0003** GPM



**FINAL STATUS OF WELL** 1

**WATER USE** 01

**METHOD OF DRILLING** 5

**CONTRACTOR**

NAME OF WELL CONTRACTOR: **Jack Knox** LICENSE NUMBER: **3202**

ADDRESS: **Glenburnie**

NAME OF DRILLER OR BOPER: **Ron Knox** LICENSE NUMBER: **3219**

SIGNATURE OF CONTRACTOR: *Jack Knox*

SUBMISSION DATE: DAY \_\_\_\_ MO \_\_\_\_ YR \_\_\_\_

**OFFICE USE ONLY**

DATA SOURCE: **1** CONTRACTOR: **3202** WELL NUMBER: **250184**

DATE OF INSPECTION: \_\_\_\_\_ INSPECTOR: \_\_\_\_\_

REMARKS: \_\_\_\_\_

MINISTRY OF THE ENVIRONMENT COPY

FORM NO. 0506-1-77 FORM 7

# INTERACTIVE LINKS

## Virtual Tour



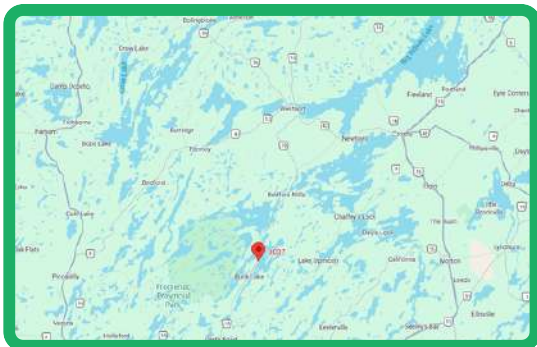
Scan the QR Code or Visit:  
<https://my.matterport.com/show/?m=7SziYdHbrn7>

## Video Tour



Scan the QR Code or Visit:  
<https://youtu.be/ZQvn2hgiqk8>

## Google Map



Scan the QR Code or Visit:  
<https://maps.app.goo.gl/VFEdqPQBevjqYdi7>

## Panorama View



Scan the QR Code or Visit:  
<https://360panos.org/panos/3037HilltopLane/>

# MLS LISTING



**3037 Hilltop Lane** **List: \$1,239,000 For: Sale**  
**Frontenac Ontario K0H 2L0**  
 Frontenac 47 - Frontenac South Frontenac  
**SPIS: No** **Taxes: \$5,212.84/2025** **DOM: 0**

Detached **Front On: E** **Rms: 15**  
**Link: N** **Acres: .50-1.99** **Bedrooms: 3**  
 Bungalow **Washrooms: 3**  
 1x2xMain, 1x3xMain, 1x3xBsmt

**Lot: 193 x 167 Feet Irreg:**  
**Dir/Cross St:** Hilltop Lane / Perth Road  
**Directions:** Perth Road just south of the Buck Lake boat ramp to Hilltop Lane

**MLS#:** X13049944 **PIN#:** 362840008  
**Possession Remarks:** TBD  
**Legal:** PT LT 1 CON 15 STORRINGTON PT 1-3 13R14237; S/T FR762106; T/W FR762106 RE: PT 13 13R10477; SOUTH FRONTENAC

**Kitchens:** 1  
**Fam Rm:** N  
**Basement:** Full / Walk-Out / Finished  
**Fireplace/Stv:** Y  
**Heat:** Forced Air, Heat Pump / Electric  
**A/C:** Central Air  
**Central Vac:** Yes  
**Apx Age:** 31-50  
**Year Built:** 1985  
**Yr Built Source:** MPAC  
**Apx Sqft:** 1100-1500  
**Lot Size Source:** GeoWarehouse  
**Roof:** Asphalt Shingle  
**Foundation:** Concrete Block  
**Assessment:**  
**POTL:**  
**POTL Mo Fee:**  
**Elevator/Lift:**  
**Laundry Lev:** Main  
**Phys Hdcap-Eqp:**

**Exterior:** Hardboard  
**Gar/Gar Spcs:** Attached / 2  
**Park/Drive:**  
**Drive:** Private Double  
**Drive Park Spcs:** 4  
**Tot Prk Spcs:** 6  
**UFFI:**  
**Pool:** None  
**Energy Cert:**  
**Cert Level:**  
**GreenPIS:**  
**Prop Feat:** Central Vacuum, Clear View, Fireplace/Stove, Lake Access, Place Of Worship, School Bus Route, Waterfront, Waterfront, Wooded/Treed  
**Exterior Feat:** Deck, Fishing, Landscaped, Privacy, Year Round Living  
**Interior Feat:** Carpet Free, Central Vacuum, Primary Bedroom - Main Floor, Water Heater Owned, Water Softener  
**Security Feat:** Smoke Detector

**Zoning:** RLSW  
**Cable TV:** No  
**Hydro:** Yes  
**Gas:** No  
**Phone:** A  
**Water:** Well  
**Water Supply Type:** Drilled Well  
**Sewer:** Septic  
**Spec Desig:** Unknown  
**Farm/Agr:**  
**Waterfront:** Direct  
**Retirement:**  
**Under Contract:** Propane Tank  
**HST Applicable to:** Not Subject to HST  
**Sale Price:**  
**Oth Struct:**  
 Garden Shed, Shed, Workshop  
**Survey Type:** Available

**Water Body Name:** Buck Lake  
**Water Body Type:** Lake  
**Water Frontage (M):** 193  
**Topography:** Hillside, Rocky, Sloping, Wooded/Treed  
**Water Features:** Dock, Waterfront-Deeded  
**Access to Property:** Year Round Private Road  
**Docking Type:** Private  
**Water View:** Direct  
**WaterfrontYN:** Yes  
**Waterfront:** Direct

**Shoreline:** Clean, Deep, Rocky  
**Shoreline Allowance:** None  
**Shoreline Exp:** E  
**Alternative Power:** None  
**Easements/Restrict:** Unknown  
**Rural Services:** Cell Services, Electricity Connected, Garbage Pickup, Internet High Speed, Recycling Pickup, Telephone Available  
**Waterfront Accessory Bldgs:** Not Applicable

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	10.83	x 4.92	Laminate
2	Living	Main	22.31	x18.7	Laminate W/O To Deck
3	Dining	Main	10.83	x 9.84 x	Laminate
4	Kitchen	Main	12.14	9.84 x	Laminate
5	Sunroom	Main	13.45	9.51	Laminate
6	Bathroom	Main	11.15	x5.58	3 Pc Bath Granite Floor
7	2nd Br	Main	23.29	x8.86	Laminate
8	Prim Bdrm	Main	6.23	x11.81	Laminate
9	Bathroom	Main	21	x4.27	2 Pc Ensuite Tile Floor
10	Rec	Bsmt	24.61	x18.7	Laminate W/O To Yard Fireplace
11	3rd Br	Bsmt	6.89	x13.78	Laminate Fireplace
12	Bathroom	Bsmt	14.44	x5.25	3 Pc Bath Vinyl Floor
13	Utility	Bsmt	8.53	x6.89	Concrete Floor
14	Pantry	Bsmt	11.15	x6.89	Tile Floor
15	Utility	Bsmt		x9.19	Concrete Floor

**Client Remks:** Stunning waterfront home on beautiful Buck Lake. Enjoy breathtaking eastern views over the pristine waters of the lake from this beautifully maintained home or cottage with deep, clean waterfront. With easy shoreline access and two private docks, this home is perfect for boating, swimming, and lakeside living. Conveniently located just off Perth Road, this spacious bungalow offers generous principal rooms and a thoughtfully designed layout. The main floor features two comfortable bedrooms, a 2-piece and 3-piece bathroom. The open-concept kitchen, dining, and living area is highlighted by soaring cathedral ceilings and expansive windows that fill the space with natural light while showcasing spectacular lake views. Relax year-round in the inviting sunroom-perfect for entertaining guests or enjoying quiet mornings by the water. Step out onto the deck directly from the main floor to take in the serene surroundings. The fully finished walkout basement provides additional living space, including a large recreation room with a striking two-sided fireplace, an oversized bedroom, and a full 3-piece bathroom. There are also utility and storage rooms, along with direct access to the yard. Outside, you will find an oversized 2.5-car garage, offering ample space for vehicles, storage, or a workshop. Located just 30 minutes north of Kingston or a short trip of 15 minutes to Westport makes this a great location to call home. This exceptional property combines comfort, space, and the beauty of waterfront living-an ideal retreat or year-round home.

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Docks  
**Listing Contracted With:** ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE **Ph:** 613-273-9595



## Questions? Contact us:

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



Westport Office:  
7 Spring Street, P.O. Box 148,  
Westport, ON K0G 1X0

[www.gurreathomes.com](http://www.gurreathomes.com)  
[info@gurreathomes.com](mailto:info@gurreathomes.com)  
(613) 273-9595

Kingston Office:  
640 Cataraqui Woods Drive  
Kingston, ON K7P 2Y5

*Your Total Real Estate Package!*