



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 **Acre:** .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	Exterior: Hardboard	Zoning: RLSW
Fam Rm: N	Gar/Gar Spcs: Attached / 2	Cable TV: No
Basement: Full / Walk-Out / Finished	Park/Drive:	Hydro: Yes
Fireplace/Stv: Y	Drive: Private Double	Gas: No
Heat: Forced Air, Heat Pump / Electric	Drive Park Spcs: 4	Phone: A
A/C: Central Air	Tot Prk Spcs: 6	Water: Well
Central Vac: Yes	UFFI:	Water Supply Type: Drilled Well
Apx Age: 31-50	Pool: None	Sewer: Septic
Year Built: 1985	Energy Cert:	Spec Desig: Unknown
Yr Built Source: MPAC	Cert Level:	Farm/Agr:
Apx Sqft: 1100-1500	GreenPIS:	Waterfront: Direct
Lot Size Source: GeoWarehouse	Prop Feat: Central Vacuum, Clear View, Fireplace/Stove, Lake Access, Place Of	Retirement:
Roof: Asphalt Shingle	Worship, School Bus Route, Waterfront, Waterfront, Wooded/Treed	Under Contract: Propane Tank
Foundation: Concrete Block	Exterior Feat: Deck, Fishing, Landscaped, Privacy, Year Round Living	HST Applicable to Not Subject to HST
Assessment:	Interior Feat: Carpet Free, Central Vacuum, Primary Bedroom - Main Floor, Water Heater Owned, Water Softener	Sale Price:
POTL:	Security Feat: Smoke Detector	Oth Struct: Garden Shed, Shed, Workshop
POTL Mo Fee:		Survey Type: Available
Elevator/Lift:		
Laundry Lev: Main		
Phys Hdcap-Eqp:		

Water Body Name: Buck Lake	Shoreline: Clean, Deep, Rocky
Water Body Type: Lake	Shoreline Allowance: None
Water Frontage (M): 193	Shoreline Exp: E
Topography: Hillside, Rocky, Sloping, Wooded/Treed	Alternative Power: None
Water Features: Dock, Waterfront-Deeded	Easements/Restrict: Unknown
Access to Property: Year Round Private Road	Rural Services: Cell Services, Electricity Connected, Garbage Pickup, Internet High Speed, Recycling Pickup, Telephone Available
Docking Type: Private	Waterfront Accessory Bldgs: Not Applicable
Water View: Direct	
WaterfrontYN: Yes	
Waterfront: Direct	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	10.83	x 4.92	Laminate
2	Living	Main	22.31	x 18.7	Laminate W/O To Deck
3	Dining	Main	10.83	x 9.84	Laminate
4	Kitchen	Main	12.14	x 9.84	Laminate
5	Sunroom	Main	13.45	x 10.83	Laminate
6	Bathroom	Main	9.51	x 5.58	3 Pc Bath Granite Floor
7	2nd Br	Main	11.15	x 8.86	Laminate
8	Prim Bdrm	Main	23.29	x 11.81	Laminate
9	Bathroom	Main	6.23	x 4.27	2 Pc Ensuite Tile Floor
10	Rec	Bsmt	21	x 18.7	Laminate W/O To Yard Fireplace
11	3rd Br	Bsmt	24.61	x 13.78	Laminate Fireplace
12	Bathroom	Bsmt	6.89	x 5.25	3 Pc Bath Vinyl Floor
13	Utility	Bsmt	14.44	x 6.89	Concrete Floor
14	Pantry	Bsmt	8.53	x 6.89	Tile Floor
15	Utility	Bsmt	11.15	x 9.19	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