



**Lots 1, 2, 3 Kismet Lane** **List: \$1,700,000 For: Sale**  
**Frontenac Ontario K0H 2L0**  
 Frontenac 47 - Frontenac South Frontenac  
**SPIS:** No **Taxes:** \$11,959.48/2025 **DOM: 11**

Vacant Land **Front On:** W **Rms:**  
**Link:** **Acre:** 100+ **Bedrooms:** 0  
**Washrooms:** 0

**Lot:** 6071 x 546 Feet Irreg:  
**Dir/Cross St:** Perth Road/Kismet Lane  
**Directions:** Perth Road to Kismet Lane. Follow to Sign.

**MLS#:** X12928788 **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

<b>Kitchens:</b> <b>Fam Rm:</b> <b>Basement:</b> <b>Fireplace/Stv:</b> <b>Heat:</b> <b>A/C:</b> <b>Central Vac:</b> No <b>Apx Age:</b> <b>Apx Sqft:</b> <b>Lot Shape:</b> Irregular <b>Lot Size Source:</b> GeoWarehouse <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> <b>Gar/Gar Spcs:</b> <b>Park/Drive:</b> <b>Drive:</b> <b>Drive Park Spcs:</b> <b>Tot Prk Spcs:</b> <b>UFFI:</b> <b>Pool:</b> <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Lake/Pond, Waterfront, Waterfront, Wooded/Treed	<b>Zoning:</b> RU <b>Cable TV:</b> No <b>Hydro:</b> A <b>Gas:</b> No <b>Phone:</b> No <b>Water:</b> None <b>Water Supply Type:</b> None <b>Sewer:</b> None <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> Direct <b>Retirement:</b> <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None
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**Water Body Name:** Buck Lake **Shoreline:** Rocky  
**Water Body Type:** Lake **Shoreline Allowance:** None  
**Water Frontage (M):** 836.98 **Alternative Power:** None  
**Water Features:** Waterfront-Deeded Access **Easements/Restrict:** Unknown  
**Access to Property:** Private Road **Rural Services:** Cell Services, Electricity On Road  
**Docking Type:** None **Waterfront Accessory Bldgs:** Not Applicable  
**Water View:** Direct  
**WaterfrontYN:** Yes  
**Waterfront:** Direct

#	Room	Level	Length (ft)	Width (ft)	Description
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**Client Remks:** Large waterfront acreage on Buck Lake! This beautiful and picturesque property includes 3 separate adjoining parcels of land with over 200 acres of dramatic Canadian Shield with over 6000' of lakefront facing and abutting Frontenac 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. The land is rugged and the shoreline varies from rocky to shallow as you get closer to the end of the bay. All 3 parcels are accessed from Perth Road via a private lane - Kismet Lane. 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: the land is not able to be severed.

**Inclusions:** None  
**Listing Contracted With:** ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE **Ph:** 613-273-9595