



Lot 1, 2 & 3 Kismet Lane, Westport, ON


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.

X12928788

\$ \$1,700,000

 Buck Lake

 222 Acres

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



www.gurreathomes.com



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(613) 273-9595



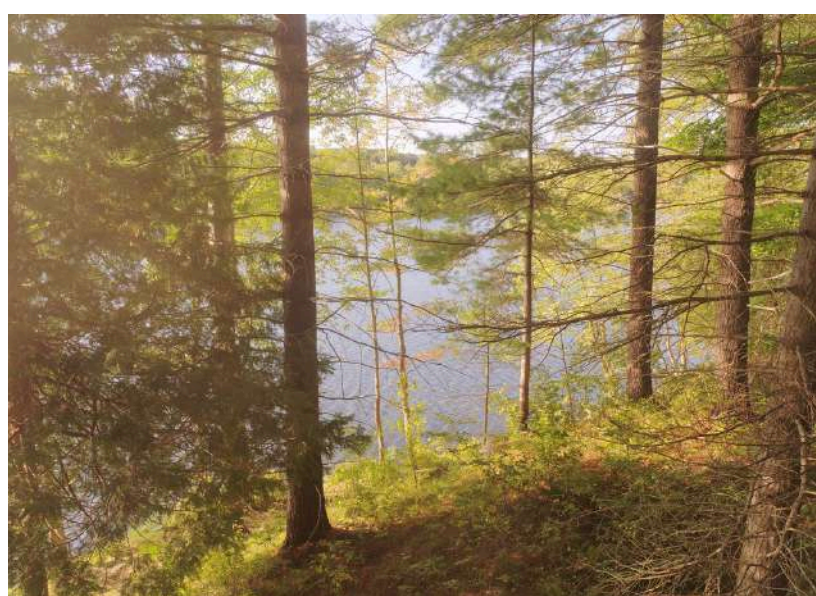
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Table of Contents

Kismet Lane Lots Westport, ON

Features	3
More Information	4
Survey	5
Interactive Links	6
MLS Listing	7
Contact Information	8



Features

200+ Acres of Waterfront Land on Buck Lake

Three Adjoining Parcels with 2,745 Feet of Canadian Shield Shoreline Bordering Frontenac Provincial Park

- **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.
- **Wilderness Views in Perpetuity:** 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 & Shoreline:** The land is rugged and the shoreline varies from rocky to shallow as you get closer to the end of the bay.
- **Access:** All 3 parcels are accessed from Perth Road via a private lane - Kismet Lane.
- **Location:** 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.

Directions

- Perth Road to Kismet Lane.

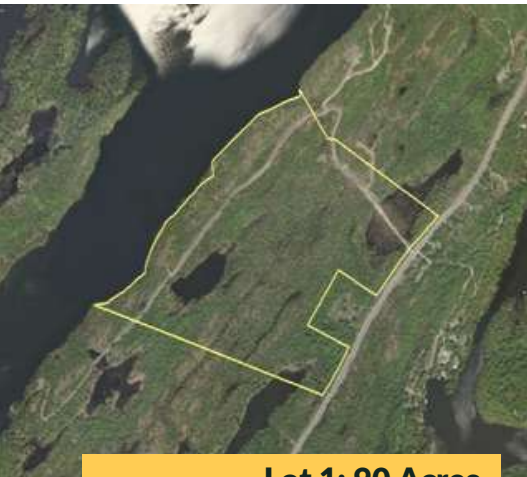
MORE INFORMATION

Kismet Lane Parcels 1, 2, 3 Information

Parcel 1: 2746.53' of lakefront; 85.63 acres

Parcel 2: 621.13 of lakefront; 85.26 acres

Parcel 3: 2727.13 of lakefront; 48 acres



Lot 1: 90 Acres



Lot 2: 85.2 Acres



Lot 3: 47 Acres

INTERACTIVE LINKS

Google Map



Scan the QR Code or Visit:
<https://goo.gl/maps/3ZDxDGiyiJdWEJQQ9>

Video Tour



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

MLS LISTING



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: **Acres:** 100+ **Bedrooms:** 0
Lot: 6071 x 546 Feet **Irreg:** **Washrooms:** 0
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

Kitchens: Fam Rm: Basement: Fireplace/Stv: Heat: A/C: Central Vac: No Apx Age: Apx Sqft: Lot Shape: Irregular Lot Size Source: GeoWarehouse Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Gar/Gar Spcs: 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: No Hydro: A Gas: No Phone: No Water: None Water Supply Type: None Sewer: None Spec Desig: Unknown Farm/Agr: Direct Waterfront: Retirement: HST Applicable to Sale Price: Included In Oth Struct: Survey Type: None
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Water Body Name: Buck Lake Water Body Type: Lake Water Frontage (M): 836.98 Water Features: Waterfront-Deeded Access Access to Property: Private Road Docking Type: None Water View: Direct WaterfrontYN: Yes Waterfront: Direct	Shoreline: Rocky Shoreline Allowance: None Alternative Power: None Easements/Restrict: Unknown Rural Services: Cell Services, Electricity On Road Waterfront Accessory Bldgs: Not Applicable
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#	Room	Level	Length (ft)	Width (ft)	Description
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					



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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Your Total Real Estate Package!