



3037 Hilltop Lane

Frontenac Ontario K0H 2L0

Frontenac 47 - Frontenac South Frontenac

SPIS: No Taxes: \$5,212.84/2025 DOM: 70

Detached

Link: N

Bungalow

Front On: E

Acre: .50-1.99

Rms: 15

Bedrooms: 3

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

Public Open House: Saturday, July 11 2026 2:00 PM - 4:00 PM

Kitchens: 1

Fam Rm: N

Basement: Full / W/O / 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

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	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

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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