

PRICE
REDUCED

*Deep Water, Custom Home
& Breathtaking Views*

1133 Sassy Tree Lane, Desert Lake, ON

X12142184

\$ \$995,000

3 Bedrooms

3 Bathrooms

4.71 Acres

Desert Lake

Spectacular Desert Lake Waterfront Home!

If deep, clean, west facing waterfront is what you are looking for and a custom-built beautiful home, then look no further! Welcome to 1133 Sassy Tree on beautiful Desert Lake. This home sits perched on the hill and overlooks the lake and has gentle steps down to the waterfront. As you enter the home, you will immediately notice quality and craftsmanship throughout. The welcoming foyer opens up into a large living area with a fireplace and an open concept dining room and custom kitchen with stone counter tops an abundance of cabinets. There is a laundry room located behind the kitchen and a primary bedroom with an attached 4-pc en-suite bathroom. At the other end of the home is a second bedroom and a main 4-pc bathroom. From the dining room area, you can access a large screened in porch and open deck area that looks down towards the dock and lake.

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



www.gurreathomes.com

info@gurreathomes.com

(613) 273-9595



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Desert Lake, ON**

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Features

Spectacular Desert Lake Waterfront Home!

- If deep, clean, west facing waterfront is what you are looking for and a custom-built beautiful home, then look no further!
- Welcome to 1133 Sassy Tree on beautiful Desert Lake. This home sits perched on the hill and overlooks the lake and has gentle steps down to the waterfront.
- As you enter the home, you will immediately notice quality and craftsmanship throughout. The welcoming foyer opens up into a large living area with a fireplace and an open concept dining room and custom kitchen with stone counter tops an abundance of cabinets. There is a laundry room located behind the kitchen and a primary bedroom with an attached 4-pc en-suite bathroom. At the other end of the home is a second bedroom and a main 4-pc bathroom.
- From the dining room area, you can access a large screened in porch and open deck area that looks down towards the dock and lake.
- Heading downstairs you will find a massive recreation room with a walkout door through the ICF foundation into the front yard. Also located on this level is a third bedroom, a 3-pc bathroom and a large utility room.
- This home is serviced by a septic system and a newly drilled well. There is a storage area with exterior access to a storage room that once housed the oil tank, but the home is now heated by a forced air, propane furnace.
- Down the pathway and steps, past the trickling stream you will find a large dock, deep clean waterfront and access to all your waterfront dreams. The landscape and gardens will surely impress you and the massive rock face behind the house creates an amazing Canadian Shield backdrop.
- Desert Lake is located on the Canadian Shield and is one of the deepest lakes in our area with great swimming, boating and fishing opportunities.

Directions

- Sassy Tree Lane & Desert Lake Road

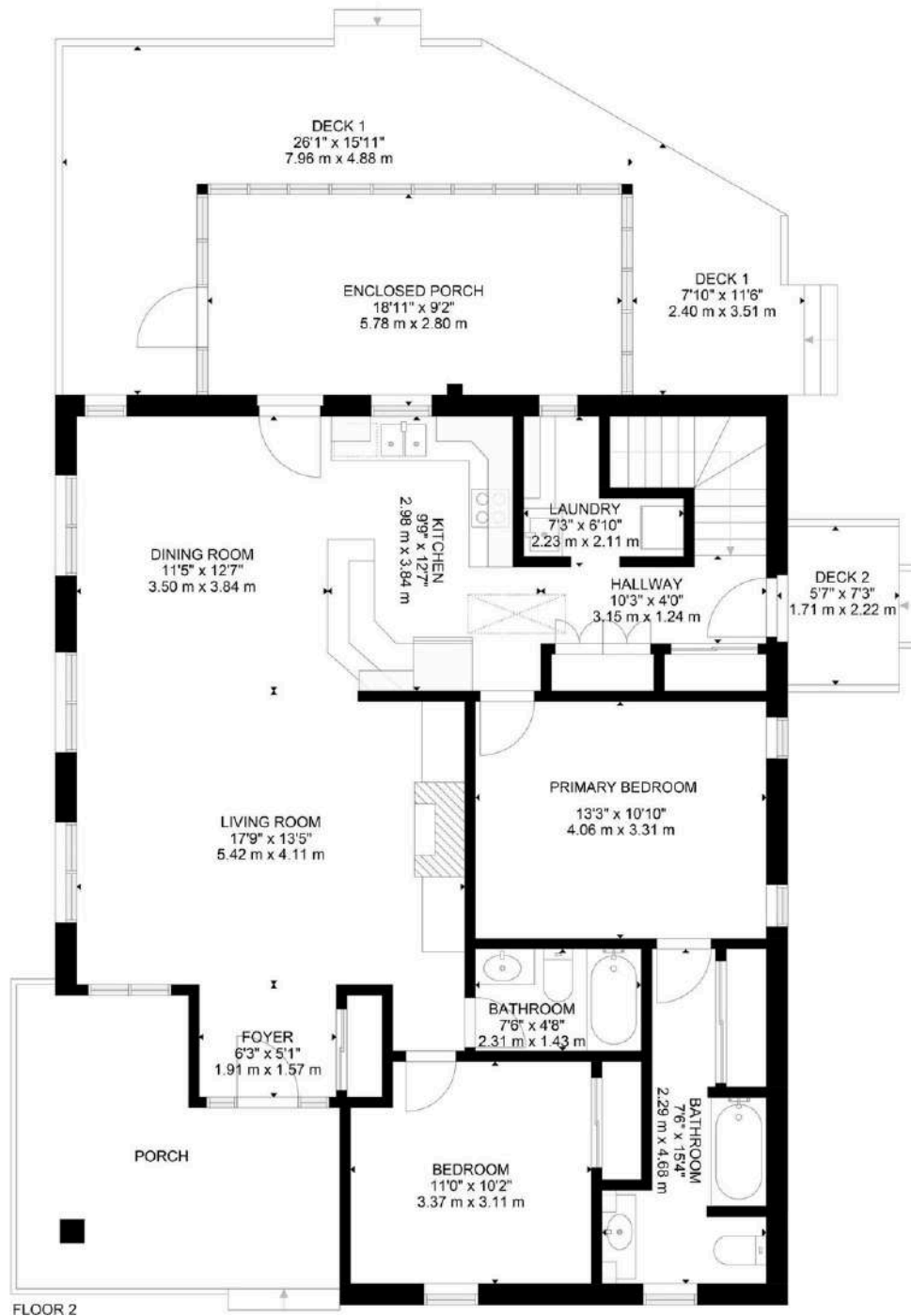
GALLERY



GALLERY



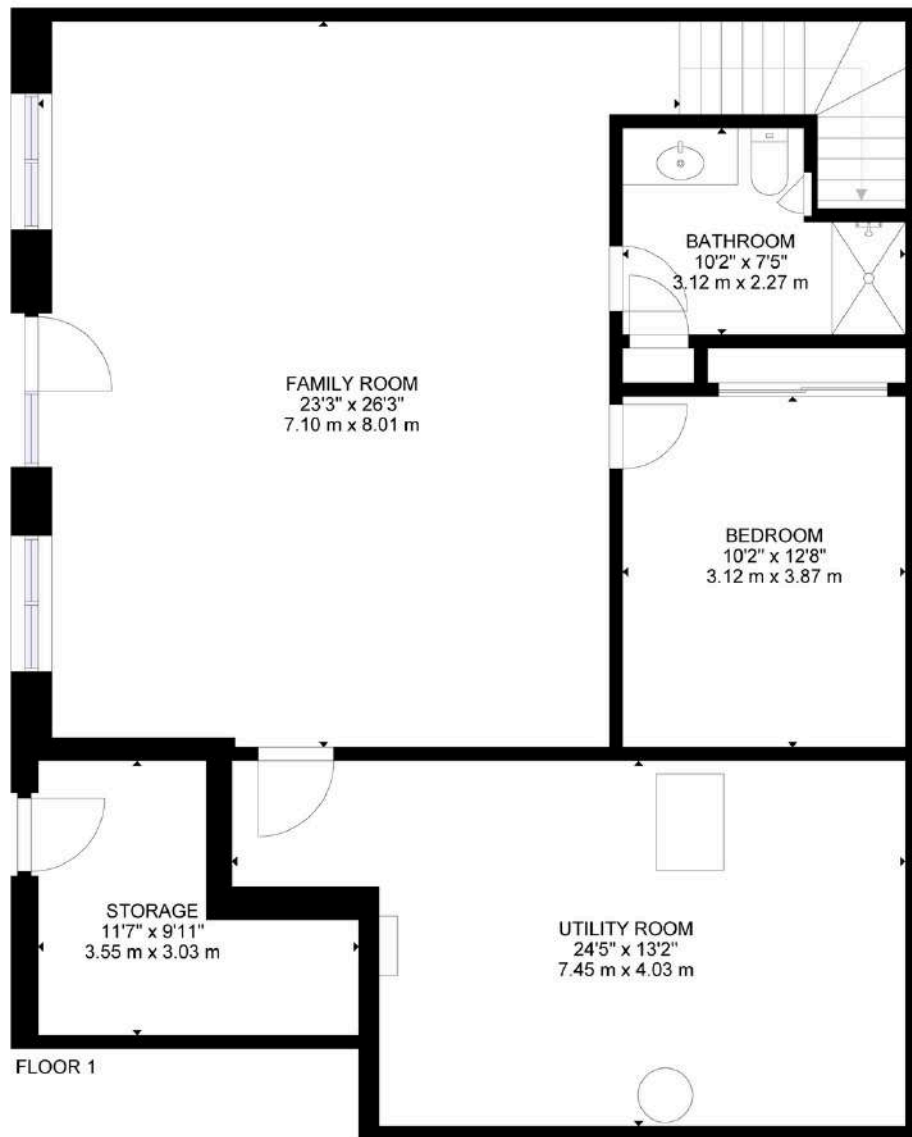
FLOOR PLAN 1/2



Main Floor

GROSS INTERNAL AREA
 FLOOR 1: 1111 sq.ft, 103 m², FLOOR 2: 1122 sq.ft, 104 m²
 EXCLUDED AREA: STORAGE: 84 sq.ft, 8 m², PORCH: 165 sq.ft, 15 m², DECK 1: 291 sq.ft, 27 m², DECK 2: 39 sq.ft, 4 m², ENCLOSED PORCH: 181 sq.ft, 17 m²
 TOTAL: 2233 sq.ft, 207 m²

FLOOR PLAN



Basement

GROSS INTERNAL AREA
FLOOR 1: 1111 sq.ft, 103 m², FLOOR 2: 1122 sq.ft, 104 m²
EXCLUDED AREA: STORAGE: 84 sq.ft, 8 m², PORCH: 165 sq.ft, 15 m², DECK 1: 291 sq.ft, 27 m², DECK 2: 39 sq.ft, 4 m², ENCLOSED PORCH: 181 sq.ft, 17 m²
TOTAL: 2233 sq.ft, 207 m²

SURVEY

**PLAN of SURVEY of
PART of LOT 6, CONCESSION 13
Geographic Township of Loughborough
TOWNSHIP OF SOUTH FRONTENAC
COUNTY of FRONTENAC**

SCALE = 1:1000

HOPKINS CHITTY LAND SURVEYORS INC.
-2024-

THE INTENDED PLOT SIZE OF THIS PLAN IS 910mm IN HEIGHT
BY 610mm IN WIDTH WHEN PLOTTED AT A SCALE OF 1:1000

PLAN 13R-23285

Received and deposited

December 11th, 2024

Anita Clark

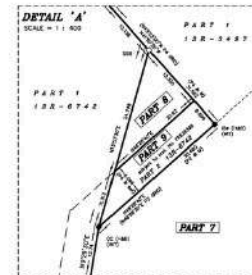
Representative for the
Land Registrar for the
Land Titles Division of
Frontenac (No.13)

SCHEDULE			
PART	LOT	CON.	PIN No.
1	Part of 6	13	All of 36272-0576 (LT)
2			
3			
4			
5			
6			
7			
8			
9			
Part of 36272-0094 (LT)			

PARTS 4 and 5 are shown to be subject to Right-of-Way as set out in
Instrument No. P1032245
PART 9 is shown to be subject to Right-of-Way as set out in
Instrument No. P1032245

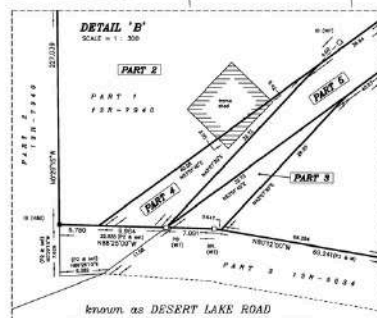


Survey	Station
1	Station 1
2	Station 2
3	Station 3
4	Station 4
5	Station 5
6	Station 6
7	Station 7
8	Station 8
9	Station 9
10	Station 10
11	Station 11
12	Station 12
13	Station 13
14	Station 14
15	Station 15
16	Station 16
17	Station 17
18	Station 18
19	Station 19
20	Station 20



LEGEND:
POINTS PLANTED DUE TO INSUFFICIENT OVERSIGHT

- 1. Survey
- 2. Station
- 3. Point
- 4. Line
- 5. Boundary
- 6. Right-of-Way
- 7. Easement
- 8. Encumbrance
- 9. Other



SURVEYOR'S CERTIFICATE:
I, the undersigned, being a duly qualified and licensed Surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey plan as the same appears on the records of the Surveyor General of the Province of Ontario.

DATE: September 27th, 2024

THOMAS WOODWARD - O.L.S.

THIS PLAN OF SURVEY RELATES TO ALL PLAN INFORMATION

FROM INSTRUMENT NO. 13R-23285

Part 13R-23285 Instrument No. 13R-23285 Plan No. 13R-23285

HOPKINS CHITTY LAND SURVEYORS INC. Ontario Land Surveyors

1324 GARDINER ROAD SUITE 201 FRONTENAC, ONTARIO K0A 1H0

PLAN 13R-23285 PART 13R-23285 TOWNSHIP OF LOUGHBOROUGH

WETT INSPECTION

AUSTIN FOX
PLUMBING & HEATING

P.O. BOX 250
Sydenham, Ontario
K0H 2T0
Tel: (613) 376-3755
Fax: (613) 376-7641

Inspection

11/22/2006

1133 Sassy Tree Lane
R.R.#1 Hartington, On
K0H 1W0

RE: WETT Inspection

The wood burning fireplace and chimney located at the above address have been installed within the guidelines of the Solid Fuel installation code.

The inspector holds a valid WETT certification # 4705

Regards,



Greg Howatson
President
Austin Fox Plumbing & Heating

CHIMNEY SWEEP

Sweep Right Chimney Services

RIDEAU VALLEY
Hearth and Home
Quality Hearth Products
Sweep Right! Sleep Tight!



Box 239, 20 Whelan St.
Westport, Ont.
Tel. (613) **273-4402**
1-888-743-3288
www.rvhh.com
jima@rideau.net

Customer: [REDACTED] Date: 10/10/2023

Address: 133 Sassey Tree Lane [REDACTED]

South Frontenac Email: "

Service Requested: Sweep

Manufacturer _____ Model _____ Fuel _____ Age _____

Rideau Valley Hearth & Home Customer Y____ N____

Appliance Type _____ Roof pitch _____

Chimney Type _____ Roof const. _____

Checklist

Drop Sheets Used ☒

Creosote Buildup ☐

Gasket Checked ☒

Glass Cleaned ☐

Stove Painted ☐

Brick Checked ☒

Baffle Checked ☒

Hinges Greased ☐

Handle Adjusted ☐

Air Tubes Vacuumed ☒

Smoke Pipe Checked ☐

Chimney Checked ☒

Blower Cleaned ☐

Comments

1 - Chimney Sweep

\$180.00

Rideau Valley Hearth & Home assumes no responsibility for the safety and code compliance of any system areas that are not clearly visible based on a visual inspection. Any system that is seen to be in violation of B-365 or manufacturers installation instructions can not be cleaned by Rideau Valley Hearth & Home and must be taken out of use by customer until appliance is brought up to code. A written deficiency letter is available from Rideau Valley Hearth & Home outlining work that must be done at a cost.

[Signature]
Customer Signature

[Signature]
Technician Signature

WATER TEST

Public
Health
Ontario

Santé
publique
Ontario

Public Health Laboratory - Kingston

181 Barrie St
KINGSTON, ON K7L 3K2

Bacteriological Analysis of Drinking Water for Private Citizen, Single Household Only

Analyse bactériologique de l'eau potable - Particuliers, Ménages unifamiliaux seulement

Submitter's Name and Mailing Address /

Nom et adresse postale de l'auteur de la demande d'analyse**

First Name, Last Name / Prénom, Nom de famille

XXXXXXXXXX

Street address / Adresse municipale

1133 SASSY TREE LANE
HARTINGTON, ON K0H 1W0

Location of Water Source /

Emplacement de la source d'eau**

Lot, Concession / ou lot, concession

Emergency Locator # / B11#

1133

Street address / Adresse municipale

1133 SASSY TREE LANE
SOUTH FRONTENAC ON K0H1W0

County / Comté: FRONTENAC

Health Unit # / # du bureau de santé: 2241

Specimen details / Détails sur l'échantillon:

Barcode / Code à barres: 012861623

Phone # / # tél.: 416 816 6797

Date/Time Collected / Date/heure du prélèvement*: 2025-04-29 19:30:00

Date/Time Received / Date/heure Reçu le*: 2025-04-30 10:00:00

Purification system used (e.g. UV, filtration, etc.)? /

Yes / Oui

Système d'épuration utilisé (p. ex. rayons UV, filtration, etc.)?*

Authorized by / Autorisé par

Vice President and Chief, Microbiology and Laboratory Services or
Designate / ou Désigner

Specimen Note / Note sur l'échantillon:

This specimen was received in good condition unless otherwise stated./À moins d'avis contraire, l'échantillon était en bonne condition au moment de la réception.

Test results / Résultats d'analyse:

Total Coliform CFU/100 mL / Coliformes totaux UFC/100 mL

0

E.coli CFU/100 mL / E. coli UFC/100 mL

0

Interpretation / Interprétation:

There is no evidence of fecal contamination. If the results show the presence of coliforms it may be indicative of a contaminated water supply. Given the susceptibility of well water to external influences, it is important to test water frequently. Consult local health unit for information if required.

Il n'y a aucune preuve de contamination fécale. Si les résultats indiquent la présence de coliformes, cela peut être révélateur d'une source d'eau polluée. L'eau des puits étant susceptible d'être dégradée par des facteurs externes, il est important de la faire analyser fréquemment. Consultez le bureau local de santé publique pour plus de détails, si nécessaire.

Date of Analysis / Date de l'analyse: 2025-04-30

Date Read / Analyse effectuée le: 2025-05-01

Please Note / Prière de noter ce qui suit :

*All time values are EST/EDT and based on a 24-hour clock / Toutes les heures sont exprimées en HNE/HAE et basées sur une horloge de 24 heures.

The results apply to the sample as received/Les résultats s'appliquent à l'échantillon, tel que reçu.

These results relate only to the sample tested. / Le résultat obtenu se rapporte seulement à cet échantillon d'eau analysé.

Note: This water sample was only tested for the presence of both Total Coliforms and E. coli (ISO/IEC 17025 accredited tests) bacterial indicators of contamination by Membrane Filtration. The sample was not tested for other contaminants, including chemical contaminants, and therefore may be unsafe to drink even when there is no significant evidence of bacterial contamination. Contact your local public health unit for information on testing for other contaminants./ Remarque: Cet échantillon d'eau n'a été analysé que pour détecter (par un laboratoire accrédité conformément à la norme ISO/IEC 17025) la présence des coliformes totaux et des bactéries colibacillaires, indicateurs de contamination par filtration sur membrane. L'échantillon n'a pas été testé pour d'autres contaminants, y compris les contaminants chimiques et, par conséquent, l'eau peut être impropre à la consommation même lorsqu'il n'y a aucune preuve significative de contamination bactérienne. Veuillez communiquer avec le bureau de santé publique de votre localité pour vous renseigner au sujet de l'analyse visant à détecter la présence d'autres contaminants.

If the reported client information does not match the information you supplied on the form please contact the PHO Customer Service Centre. Telephone: 1-877-604-4567 or 416-235-6556 or E-mail: customerservicecentre@ohpp.ca. For operating hours see our website www.publichealthontario.ca/labs. / Si les informations sur le client indiquées ne correspondent pas aux informations que vous avez fournies sur le formulaire, veuillez communiquer avec le Service à la clientèle de SPO par téléphone au 1-877-604-4567 ou 416-235-6556, ou par courriel au customerservicecentre@ohpp.ca. Pour connaître les heures d'ouverture, veuillez consulter notre site Web à www.publichealthontario.ca/labs.

End of report / Fin du rapport

*All time values are EST / EDT/Toutes les heures sont exprimées en HNE ou en HAE.

**Data provided by the customer / Données fournies par le client.

Print Date / Date d'impression*: 2025-05-01

Page 1 of 1

LIMS Report #: 55959991

Ontario

Date Reported / Date du rapport*: 2025-05-01 10:30:42

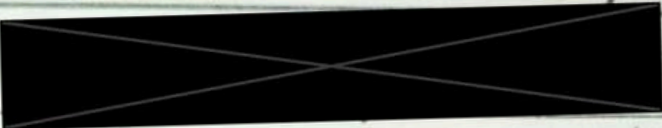
T_SingleSampleOPHL_WATPRIVATE.rpt

Ontario

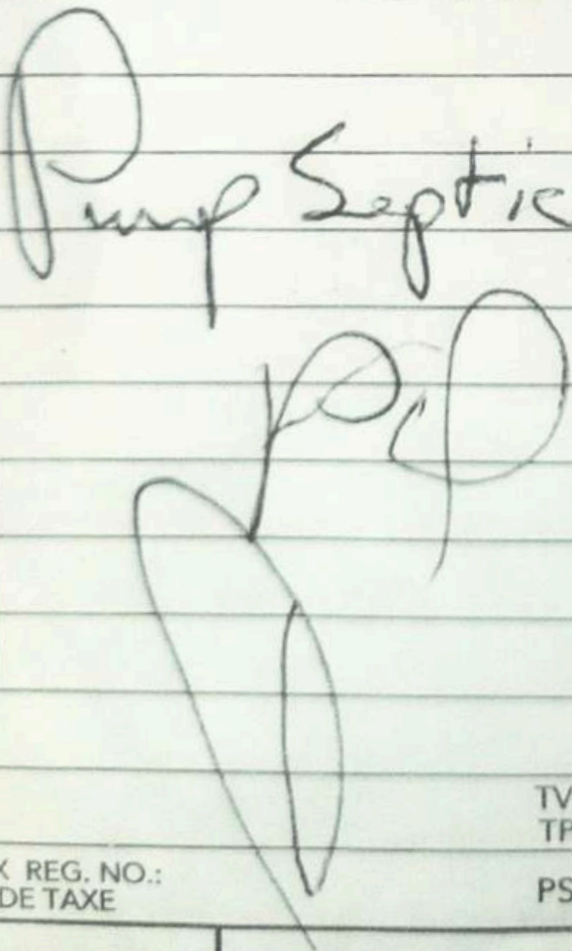
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SEPTIC PUMPING RECEIPT

ORDER SEPTIC (613-539-3147)
4671 BELLROCK ROAD
VERONA, KOH2W0
DATE Oct 14 / 22

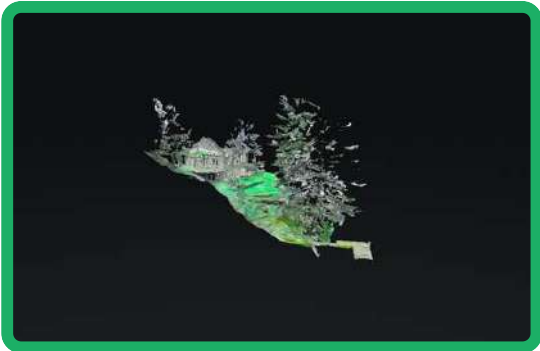
NAME NOM				
ADDRESS ADRESSE	<u>Sassy Tree Lane</u>			

SOLD BY VENDU PAR	COD C.R.	CHARGE FACTURER	ON ACCOUNT A CRÉDIT	AMOUNT FWD. MONTANT REPORTÉ

1			
2			
3			
4		<u>Pump Septic</u>	<u>\$300.00</u>
5			
6			
7			
8			
9			
10			
TAX REG. NO.: N° DE TAXE		TVH/HST TPS/GST	
		PST/TVP	
		TOTAL	

INTERACTIVE LINKS

Virtual Tour



Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=BPJU1Fp9cXD>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/J07VhIx-RyA>

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/G8CBsGTvs5hhX2Xx7>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/1133Sassy1/>

MLS LISTING



1133 Sassy Tree Lane
Frontenac Ontario K0H 1W0
 Frontenac 47 - Frontenac South Frontenac
SPIS: N **Taxes: \$5,277.06/2024**
List: \$995,000 For: Sale
 Detached **Front On: N** **Rms: 13**
Link: N **Acre: 2-4.99** **Bedrooms: 2 + 1**
 Bungalow **Washrooms: 3**
 2x4xMain, 1x3xBsmt
Lot: 475 x 300 FeetIrreg:
Dir/Cross St: Sassy Tree Lane & Desert Lake Road

MLS#: X12142184 **PIN#: 362720576**

Possession Remarks: TBD

Kitchens: 1 + 0	Exterior: Brick / Vinyl Siding	Zoning: RLSW
Fam Rm: N	Drive: Pvt Double	Cable TV: A
Basement: Fin W/O / Full	Gar/Gar Spcs: None / 0	Hydro: Y
Fireplace/Stv: Y	Drive Park Spcs: 4	Gas: N
Heat: Forced Air / Propane	Tot Prk Spcs: 4	Phone: A
A/C: Central Air	UFFI: None	Water: Well
Central Vac: Y	Pool:	Water Supply: Drilled Well
Apx Age: 1100-1500	Energy Cert:	Sewer: Septic
Apx Sqft:	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Agr: Direct
POTL:	Prop Feat:	Waterfront: Garden Shed, Shed
POTL Mo Fee:	Central Vacuum, Fireplace/Stove, Lake	Retirement:
Elevator/Lift:	Access, Waterfront, Waterfront,	Oth Struct:
Laundry Lev: Main	Wooded/Treed	
Phys Hdcap-Eqp:		

Water Body Name: Desert Lake
Water Body Type: Lake
Water Frontage (M): 144.78
Topography: Hilly,Rocky,Wooded/Treed
Water Features: Dock,Stairs to Waterfront,Waterfront-Deeded
Access to Property: Private Road
Docking Type: Private
Water View: Direct
WaterfrontYN: Y
Waterfront: Direct

Shoreline: Clean,Deep,Rocky
Shoreline Allowance: None
Shoreline Exp: W
Alternative Power: Generator-Wired
Easements/Restrict: Unknown
Rural Services:
 Cell Services,Electricity Connected,Garbage Pickup,Internet High
 Speed,Recycling Pickup,Telephone Available
Waterfront Accessory Bldgs: Not Applicable
Water Delivery Features: Uv System

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	5.25	x4.59	Tile Floor
2	Living	Main	17.06	x12.8	Hardwood Floor
3	Dining	Main	13.12	x13.12	Hardwood Floor
4	Kitchen	Main	9.84	x9.19	Tile Floor
5	Laundry	Main	17.72	x6.56	Tile Floor
6	Prim Bdrm	Main	13.45	x10.83	Hardwood Floor
7	Bathroom	Main	15.42	x7.87	Tile Floor
8	2nd Br	Main	10.83	x10.17	Hardwood Floor
9	Bathroom	Main	7.55	x4.59	Tile Floor
10	Rec	Lower	26.25	x20.34	Laminate
11	Bathroom	Lower	10.17	x7.22	Tile Floor
12	3rd Br	Lower	12.8	x10.17	Laminate
13	Utility	Lower	18.7	x 12.8	Concrete Floor

Client Remks: Spectacular Desert Lake waterfront home! If deep, clean, west facing waterfront is what you are looking for and a custom-built beautiful home, then look no further! Welcome to 1133 Sassy Tree on beautiful Desert Lake. This home sits perched on the hill and overlooks the lake and has gentle steps down to the waterfront. As you enter the home, you will immediately notice quality and craftsmanship throughout. The welcoming foyer opens up into a large living area with a fireplace and an open concept dining room and custom kitchen with stone countertops and an abundance of cabinets. There is a laundry room located behind the kitchen and a primary bedroom with an attached 4-pc en-suite bathroom. At the other end of the home is a second bedroom and a main 4-pc bathroom. From the dining room area, you can access a large screened in porch and open deck area that looks down towards the dock and lake. Heading downstairs you will find a massive recreation room with a walkout door through the ICF foundation into the front yard. Also located on this level is a third bedroom, a 3-pc bathroom and a large utility room. This home is serviced by a septic system and a newly drilled well. There is a storage area with exterior access to a storage room that once housed the oil tank, but the home is now heated by a forced air propane furnace. Down the pathway and steps, past the trickling stream you will find a large dock, deep clean waterfront and access to all your waterfront dreams. The landscape and gardens will surely impress you and the massive rock face behind the house creates an amazing Canadian Shield backdrop. Desert Lake is located on the Canadian Shield and is one of the deepest lakes in our area with great swimming, boating and fishing opportunities.

Extras:

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
info@gurreathomes.com
(613) 273-9595

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

Your Total Real Estate Package!