

PRICE
REDUCED

*Eastern Light, Deep Water,
& Two Docks!*



3037 Hilltop Lane, Frontenac, ON

X13049944

\$ \$1,090,000

3 Bedrooms

3 Bathrooms

0.75 Acres

Buck Lake

Enjoy breathtaking eastern views over the pristine waters of Buck Lake from this beautifully maintained waterfront home or cottage.

With easy shoreline access and two private docks, this property is perfect for boating, swimming, and lakeside living year-round. The deep, clean waterfront and eastern exposure mean spectacular morning light right from your deck.

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 ensuite 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.

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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Frontenac, ON**

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Features

Waterfront Bungalow with Two Docks and Eastern Lake Views, 15 Minutes to Westport

- **Stunning Waterfront on Buck Lake:** Enjoy breathtaking eastern views over the pristine waters of Buck Lake from this beautifully maintained waterfront home or cottage. With easy shoreline access and two private docks, this property is perfect for boating, swimming, and lakeside living year-round. The deep, clean waterfront and eastern exposure mean spectacular morning light right from your deck.
- **Spacious Main Floor 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 ensuite 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. A sunroom is the perfect spot for entertaining guests or enjoying quiet mornings by the water, and the deck is steps away from the main living area.
- **Finished Walkout Lower Level:** The fully finished walkout basement provides substantial additional living space, including a large recreation room with a striking two-sided fireplace, an oversized third bedroom with its own fireplace, and a full 3-piece bathroom. There are also utility and storage rooms, a pantry, and direct walkout access to the yard and waterfront.
- **Garage, Workshop and Great Location:** Outside, an oversized attached 2-car garage provides ample space for vehicles, storage, or a workshop, along with a garden shed and additional outbuildings. Located just 30 minutes north of Kingston and 15 minutes to Westport, this property combines comfort, space and exceptional waterfront living at an ideal in-between location.

Directions

- Perth Road just south of the Buck Lake boat ramp to Hilltop Lane.

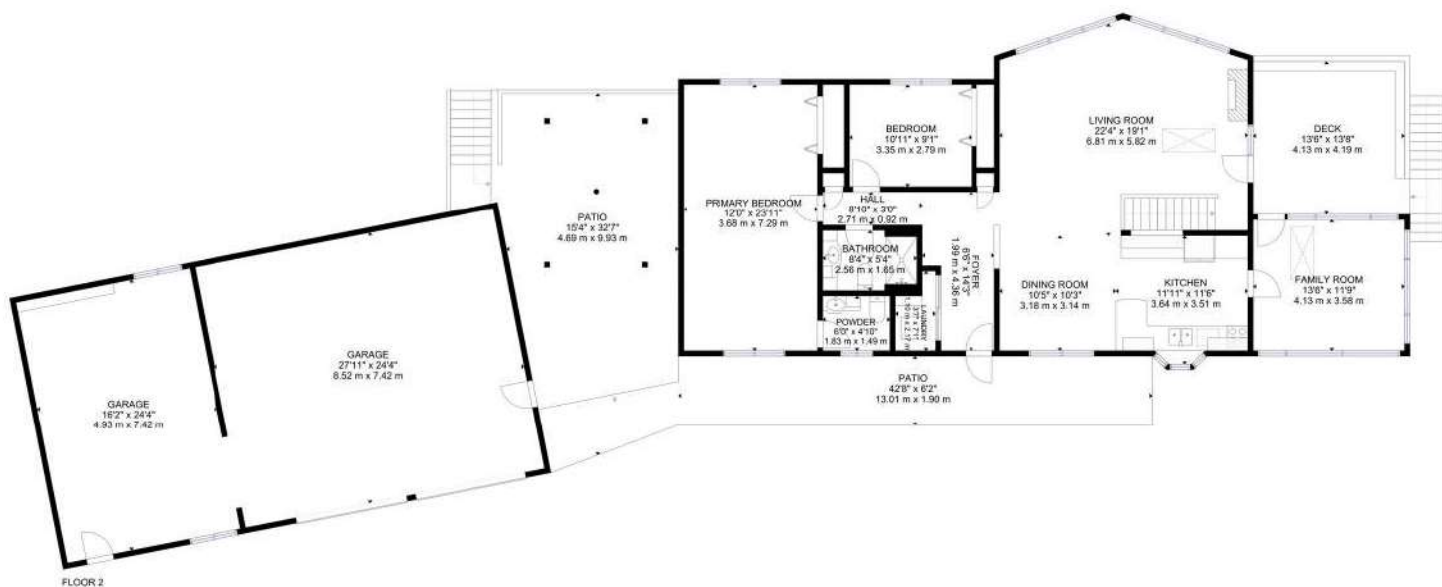
GALLERY



GALLERY



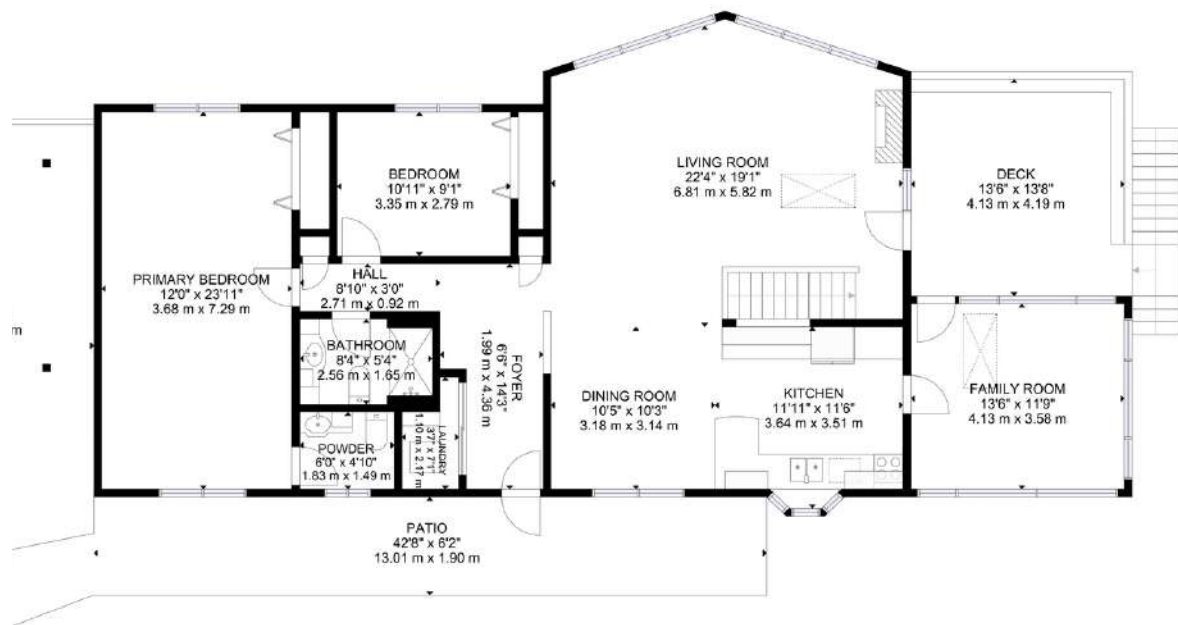
FLOORPLAN 1/2



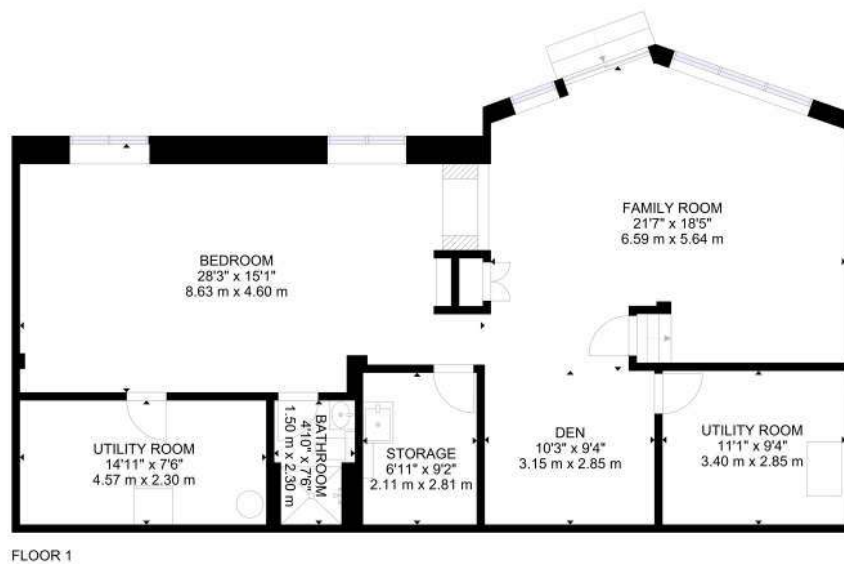
Full Main Floor



FLOORPLAN 2/2



Main Floor



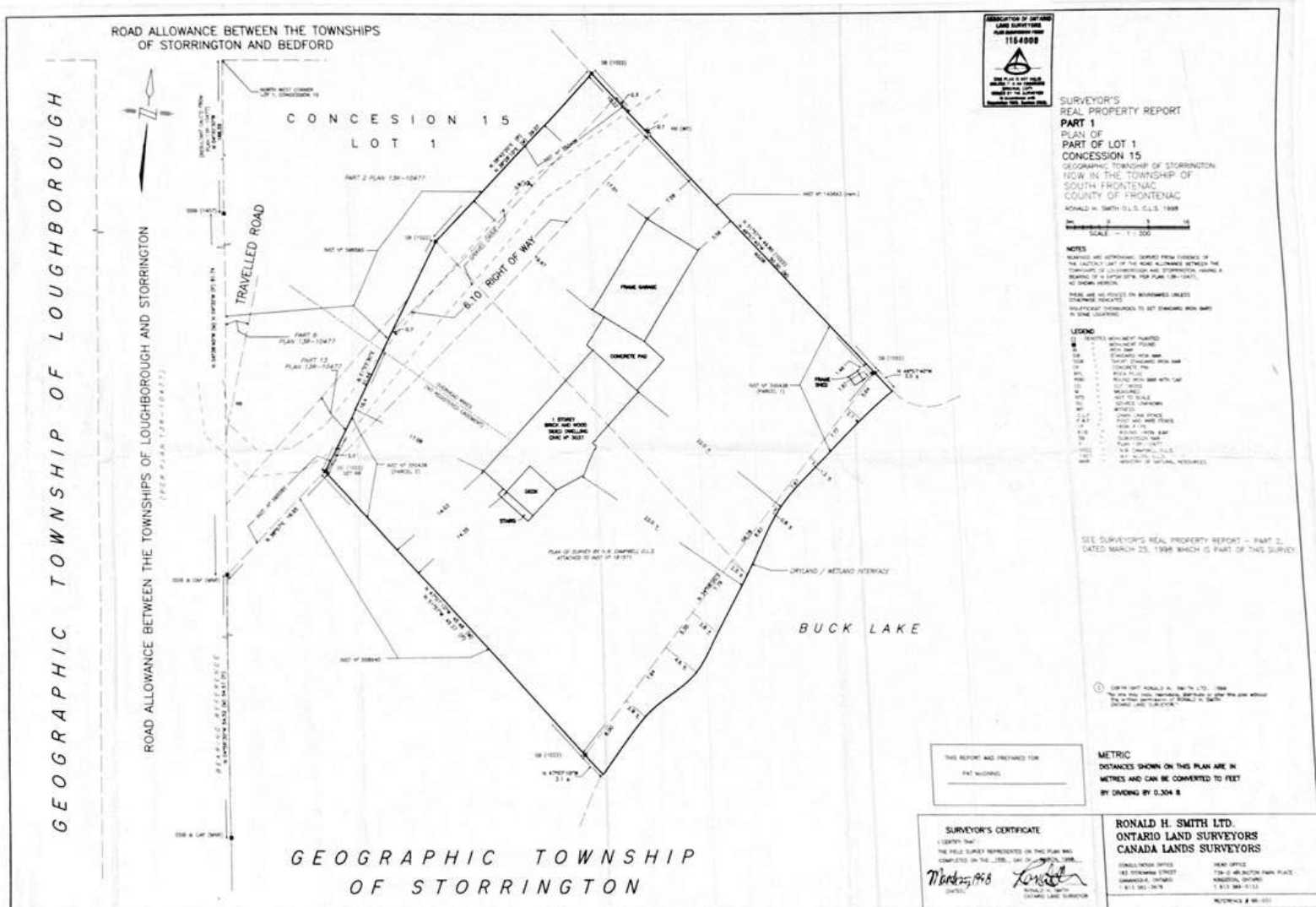
FLOOR 1

Lower Level

GROSS INTERNAL AREA
 FLOOR 1: 1241 sq.ft, 115 m², FLOOR 2: 1473 sq.ft, 137 m²
 EXCLUDED AREA: PATIO: 742 sq.ft, 69 m², GARAGE: 1046 sq.ft, 97 m², DECK: 188 sq.ft, 17 m²
 TOTAL: 2714 sq.ft, 252 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SURVEY



WELL RECORD



Ministry
of the
Environment
Ontario

OUT OF RANGE

PLOTTED NEAR BY

The Ontario Water Resources Act
3109W

WATER WELL RECORD

1. PRINT ONLY IN SPACES PROVIDED

2. CHECK ☒ CORRECT BOX WHERE APPLICABLE

11

2209668

MUNICIP

22910

CON

15

14

COUNTY OR DISTRICT

Frontenac

TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE

Leamington

CON. BLOCK TRACT SURVEY ETC

14

DATE COMPLETED

DAY 23

MO 08

YR 83

R#1 Perth Road Ont. K0H2L0

9.32499

5

050.0

5

12.5

11

11

11

11

11

11

11

11

11

11

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET
				FROM TO
Brown	Sand			0' 12'
Grey	Granite			12' 115'

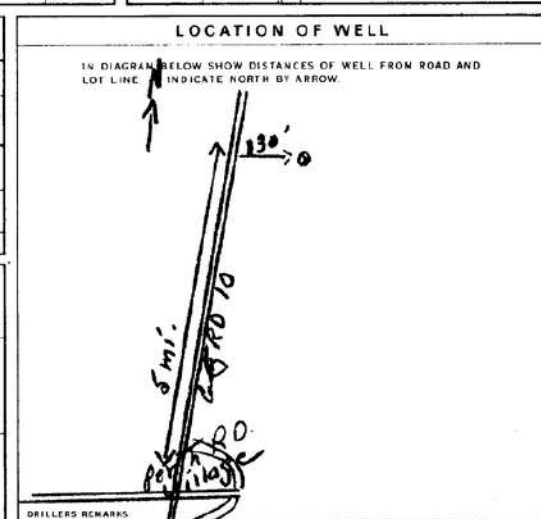
31	2209668	0115221
32		

41 WATER RECORD	
WATER FOUND AT - FEET	KIND OF WATER
10-12	1 ☒ FRESH 3 ☐ SULPHUR
12-15	2 ☐ SALTY 4 ☐ MINERAL
15-18	1 ☒ FRESH 3 ☐ SULPHUR
18-21	2 ☐ SALTY 4 ☐ MINERAL
21-24	1 ☐ FRESH 3 ☐ SULPHUR
24-27	2 ☐ SALTY 4 ☐ MINERAL
27-30	1 ☐ FRESH 3 ☐ SULPHUR
30-33	2 ☐ SALTY 4 ☐ MINERAL

51 CASING & OPEN HOLE RECORD	
INSIDE DIAM. INCHES	MATERIAL
17-18	1 ☒ STEEL
18-21	2 ☐ GALVANIZED
21-24	3 ☐ CONCRETE
24-27	4 ☐ OPEN HOLE
27-30	1 ☐ STEEL
30-33	2 ☐ GALVANIZED
	3 ☐ CONCRETE
	4 ☐ OPEN HOLE

61 PLUGGING & SEALING RECORD	
DEPTH SET AT - FEET	MATERIAL AND TYPE
10-12	1 ☐ FRESH 3 ☐ SULPHUR
12-15	2 ☐ SALTY 4 ☐ MINERAL
15-18	1 ☒ FRESH 3 ☐ SULPHUR
18-21	2 ☐ SALTY 4 ☐ MINERAL
21-24	1 ☐ FRESH 3 ☐ SULPHUR
24-27	2 ☐ SALTY 4 ☐ MINERAL
27-30	1 ☐ FRESH 3 ☐ SULPHUR
30-33	2 ☐ SALTY 4 ☐ MINERAL

71 PUMPING TEST	
PUMPING TEST METHOD	TO PUMPING RATE
1 ☐ PUMP 2 ☒ BAILEY	0003
STATIC LEVEL	WATER LEVEL END OF PUMPING
028	105
15 MINUTES	057
30 MINUTES	084
45 MINUTES	097
60 MINUTES	105
RECOMMENDED PUMP TYPE	RECOMMENDED PUMP SETTING
1 ☐ SHALLOW 2 ☒ DEEP	110
RECOMMENDED PUMPING RATE	RECOMMENDED PUMPING RATE
0003	0003



81 FINAL STATUS OF WELL	
1 ☒ WATER SUPPLY	5 ☐ ABANDONED, INSUFFICIENT SUPPLY
2 ☐ OBSERVATION WELL	6 ☐ ABANDONED, POOR QUALITY
3 ☐ TEST HOLE	7 ☐ UNFINISHED
4 ☐ RECHARGE WELL	
82 WATER USE	
1 ☒ DOMESTIC	5 ☐ COMMERCIAL
2 ☐ STOCK	6 ☐ MUNICIPAL
3 ☐ IRRIGATION	7 ☐ PUBLIC SUPPLY
4 ☐ INDUSTRIAL	8 ☐ COOLING OR AIR CONDITIONING
	9 ☐ NOT USED
83 METHOD OF DRILLING	
1 ☐ CABLE TOOL	5 ☐ BORING
2 ☐ ROTARY (CONVENTIONAL)	6 ☐ DIAMOND
3 ☐ ROTARY (REVERSE)	7 ☐ JETTING
4 ☐ ROTARY (AIR)	8 ☐ DRIVING
5 ☒ AIR PERCUSSION	

CONTRACTOR	
NAME OF WELL CONTRACTOR	LICENCE NUMBER
Jack Knox	3202
ADDRESS	
Glenburnie	
NAME OF DRILLER OR BORE	LICENCE NUMBER
Ron Knox	3219
SIGNATURE OF CONTRACTOR	SUBMISSION DATE
Jack Knox	DAY MO YR.

OFFICE USE ONLY	
DATA SOURCE	CONTRACTOR
1	3202
DATE OF INSPECTION	INSPECTOR
REMARKS	

CSS.ES

FORM NO. 0506-4-77 FORM 7

MINISTRY OF THE ENVIRONMENT COPY

INTERACTIVE LINKS

Virtual Tour



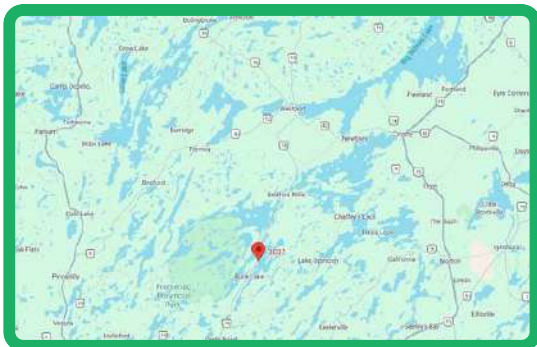
Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=7SziYdHbrn7>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/ZQvn2hgjqk8>

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/VFEdqPQBevqjqYdi7>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/3037HilltopLane/>

MLS LISTING



3037 Hilltop Lane
Frontenac Ontario K0H 2L0
 Frontenac 47 - Frontenac South Frontenac
SPIS: No **Taxes:** \$5,212.84/2025

List: \$1,090,000 For: Sale

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
Fam Rm: N
Basement: Full / Walk-Out / 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
Park/Drive:
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	x18.7	Laminate W/O To Deck
3	Dining	Main	10.83	x 9.84 x	Laminate
4	Kitchen	Main	12.14	9.84 x	Laminate
5	Sunroom	Main	13.45 9.51	10.83	Laminate
6	Bathroom	Main	11.15	x5.58	3 Pc Bath Granite Floor
7	2nd Br	Main	23.29	x8.86	Laminate
8	Prim Bdrm	Main	6.23	x11.81	Laminate
9	Bathroom	Main	21	x4.27	2 Pc Ensuite Tile Floor
10	Rec	Bsmt	24.61	x18.7	Laminate W/O To Yard Fireplace
11	3rd Br	Bsmt	6.89	x13.78	Laminate
12	Bathroom	Bsmt	14.44	x5.25	3 Pc Bath Vinyl Floor
13	Utility	Bsmt	8.53	x6.89	Concrete Floor
14	Pantry	Bsmt	11.15	x6.89	Tile Floor
15	Utility	Bsmt		x9.19	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



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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