



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
Last Status: PC
DOM: 112
 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 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
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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
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
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
10	Rec	Bsmt	21	x 18.7	Laminate
11	3rd Br	Bsmt	24.61	x 13.78	Laminate
12	Bathroom	Bsmt	6.89	x 5.25	3 Pc Bath
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 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