

1124 Sawmill Lane, Frontenac, ON

- X13877270
- $799,000
- 3 Bedrooms
- 2 Bathrooms
- 2.961 Acres
- Buck Lake

4-Season Waterfront Home on Buck Lake with 110 ft of Shoreline & 2.96 Acres

This exceptional 4-season waterfront property offers 2.9 acres in total, including approximately 110' of shoreline with beautiful northeasterly views across the bay. The acreage includes the parcel with the home/cottage & an additional lot located in the centre of the peninsula - providing added privacy, space, and flexibility. The beautifully landscaped grounds feature stone steps gradually leading to the home, garden paths, a spacious side yard (great for family games!), & a charming cedar-lined sauna nestled among the woodland gardens behind the home. Gather with family and friends around the fire pit or on the dock & enjoy peaceful evenings or morning coffee surrounded by nature. At the rear of the property, you'll find a detached 1.5-car garage with 200 Amp service plus 2 additional parking spaces.

Your Total Real Estate Package!

Tammy & Heath Gurr
Royal LePage ProAlliance Realty, Brokerage



GURR REAL ESTATE GROUP
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Frontenac, ON

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4-Season Waterfront Home on Buck Lake with 110 ft of Shoreline & 2.96 Acres

- **4-Season Waterfront Property with Northeasterly Views:** This exceptional 4-season waterfront property offers 2.9 acres in total, including approximately 110' of shoreline with beautiful northeasterly views across the bay. The acreage includes the parcel with the home/cottage & an additional lot located in the centre of the peninsula - providing added privacy, space, and flexibility.
- **Landscaped Grounds, Sauna & Outdoor Living:** The beautifully landscaped grounds feature stone steps gradually leading to the home, garden paths, a spacious side yard (great for family games!), & a charming cedar-lined sauna nestled among the woodland gardens behind the home. Gather with family and friends around the fire pit or on the dock & enjoy peaceful evenings or morning coffee surrounded by nature. At the rear of the property, you'll find a detached 1.5-car garage with 200 Amp service plus 2 additional parking spaces.
- **Bright Main-Floor Living:** Inside, there is a spacious kitchen featuring quartz countertops and a centre island and dining area, flowing into a bright lake facing sunroom. The living room features a propane fireplace, while the entranceway showcases attractive slate flooring. A 4-pc bathroom with laundry & a main-floor bedroom provide convenience & versatility.
- **Finished Walkout Lower Level:** The lower level offers additional living space with a rec room, guest bedroom, & spacious primary bedroom featuring a huge walk-through closet and 4-pc ensuite. An on-demand propane boiler with radiant in-floor heat makes the lower level cozy and warm. The walkout provides direct access to the waterfront, fire pit, and docks, making outdoor living & entertaining effortless. Enjoy the lake and surrounding scenery from two decks, including a front deck with glass railings that takes full advantage of the spectacular views.
- **Buck Lake:** Whether you're looking for a year-round home, family cottage, or peaceful lakeside escape, this property offers an exceptional combination of waterfront, privacy, acreage and 4-season comfort. Buck Lake is a beautiful, deep lake great for fishing, boating & swimming as well as access to Frontenac Provincial Park.

Directions

- Perth Road to Norman Lane, right on Sawmill Lane follow to #1124

MORE INFORMATION

Upgrades & Improvements

2026

- UV water treatment system serviced and repaired
- Eavestroughs repaired· Major tree maintenance completed

2025

- Exterior of the home repainted
- Verandah (sunroom) interior painted

2023

- Quartz countertops installed with new sink, backsplash, and island ($11,097)
- Starlink installed, with 45 ft tower
- Roof repaired ($1,215)
- Septic tank pumped (October 2023)

2022

- Three sets of Loewen exterior glass doors installed ($11,527)

2021

- Stone stairs completed and garage floor repaired ($2,650)
- Garage door replaced; garage electrical upgraded
- Sauna steps replaced; kitchen and laundry plumbing upgraded

2020

- InvisiRail glass railing installed on the lake-side deck ($4,531)
- Stone stairs repaired ($3,775)2017
- Lake-side deck replaced and enclosed verandah (sunroom) built ($20,746)
- Tankless water heater installed ($7,289)
- Stone wall repaired; washing machine replaced

2016

- Shore dock and ramp built ($1,532)
- Submersible well pump installed ($1,409)
- Radiant floor heating serviced; glycol replaced; back pressure tank installed

2015

- New dock built ($6,086)
- Eavestroughs with leaf guards installed ($1,135)
- Well pressure tank replaced; electrical upgrades completed

2014

- Gas fireplace installed ($6,369)
- South deck replaced ($4,294)



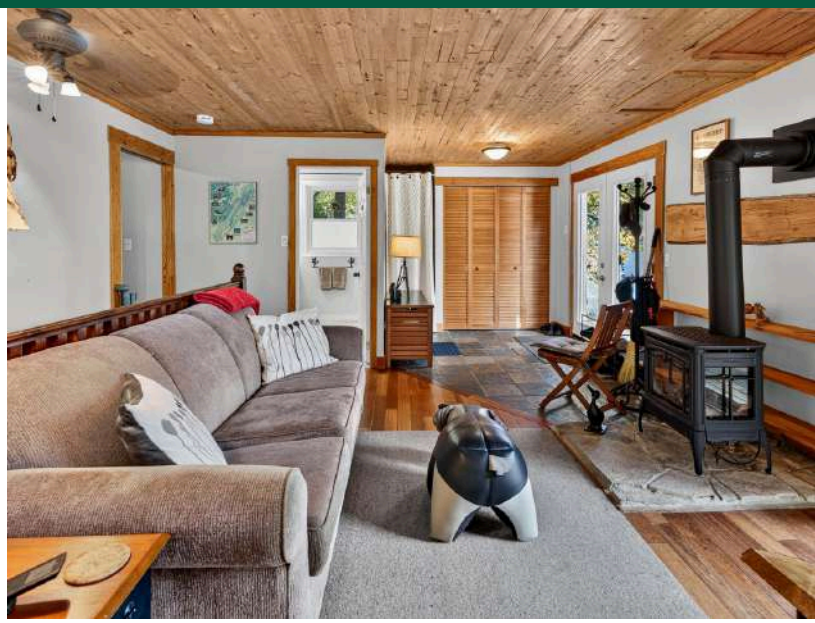






GALLERY





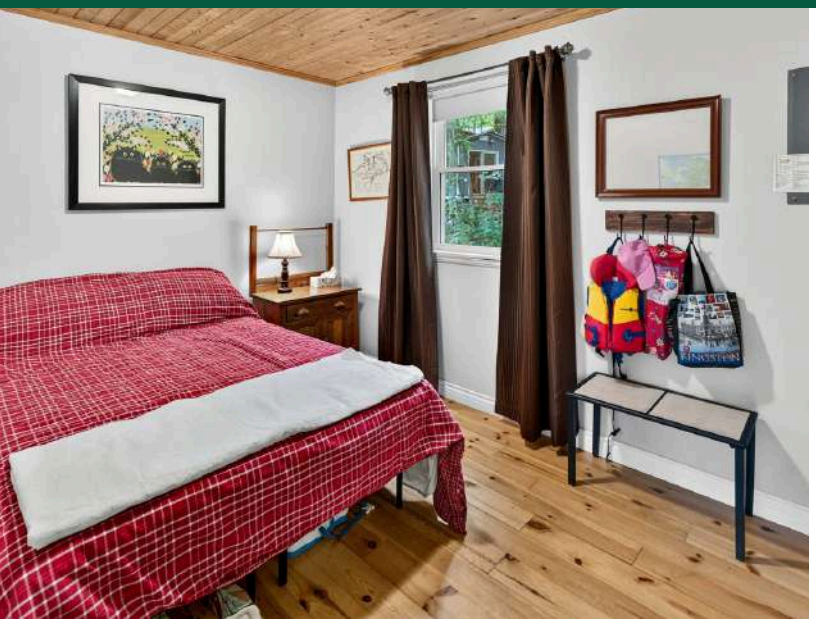


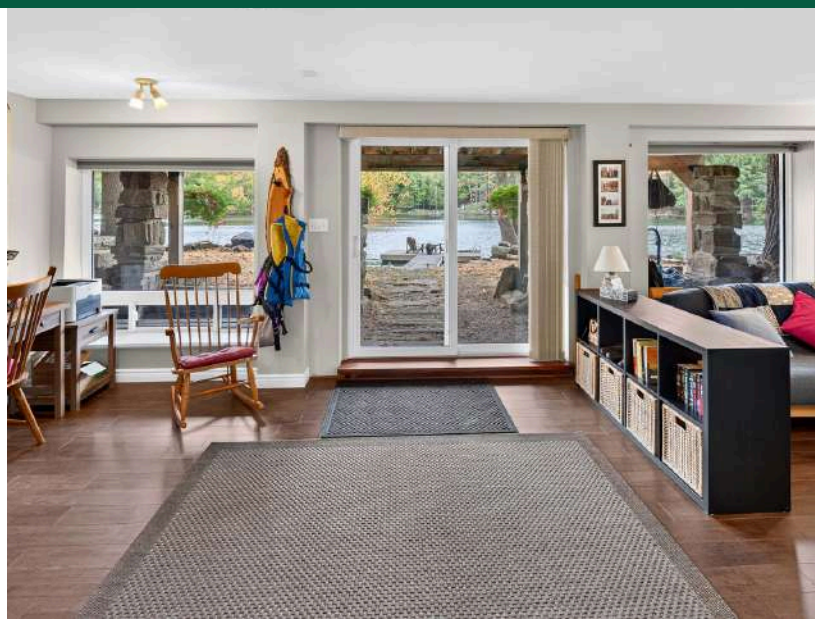






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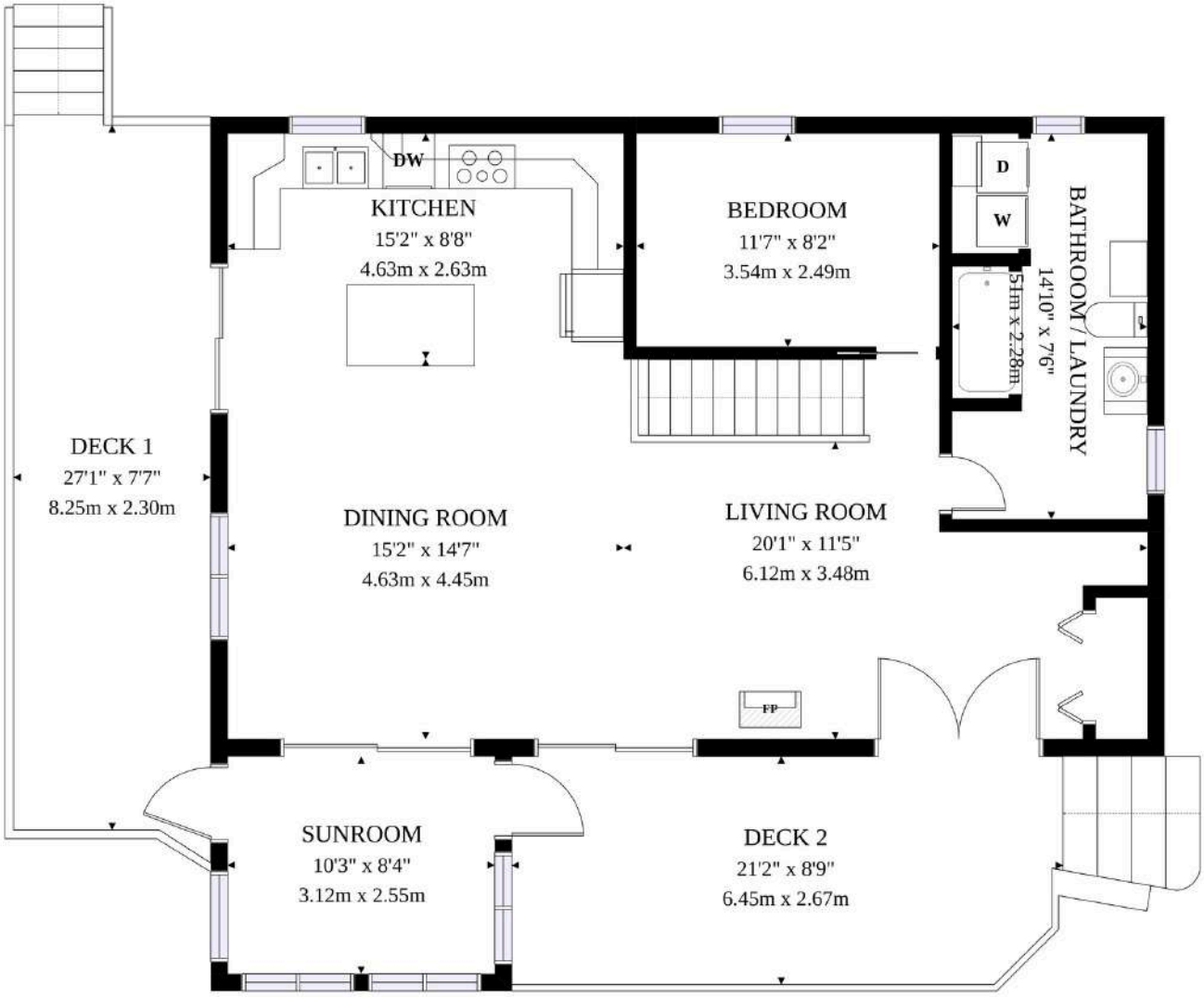








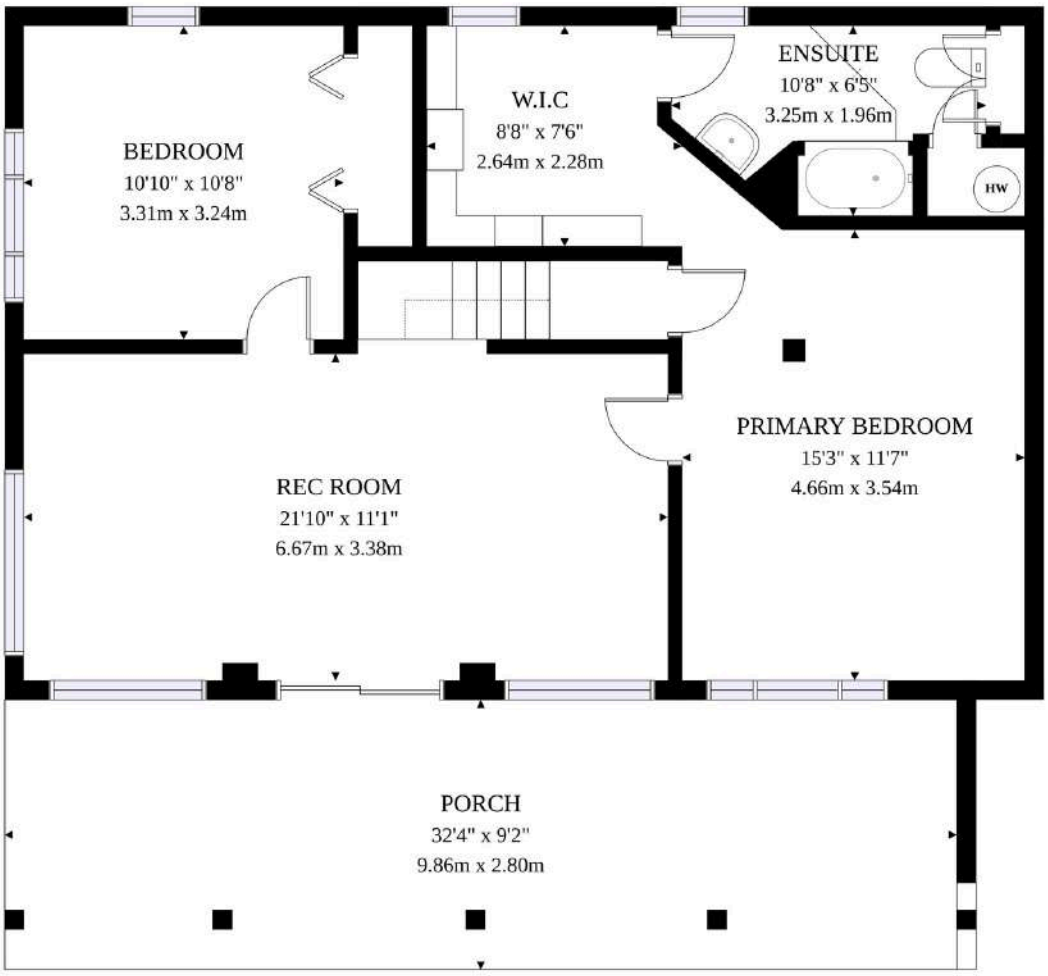
FLOORPLAN: MAIN FLOOR



GROSS INTERNAL AREA
FLOOR 1: 756 sq.ft, 70.29 m²; FLOOR 2: 913 sq.ft, 84.79 m²
TOTAL: 1669 sq.ft, 155.08 m²
EXCLUDED AREA
PORCH: 297 sq.ft, 27.56 m²; DECK 1: 207 sq.ft, 19.25 m²; DECK 2: 181 sq.ft, 16.81 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

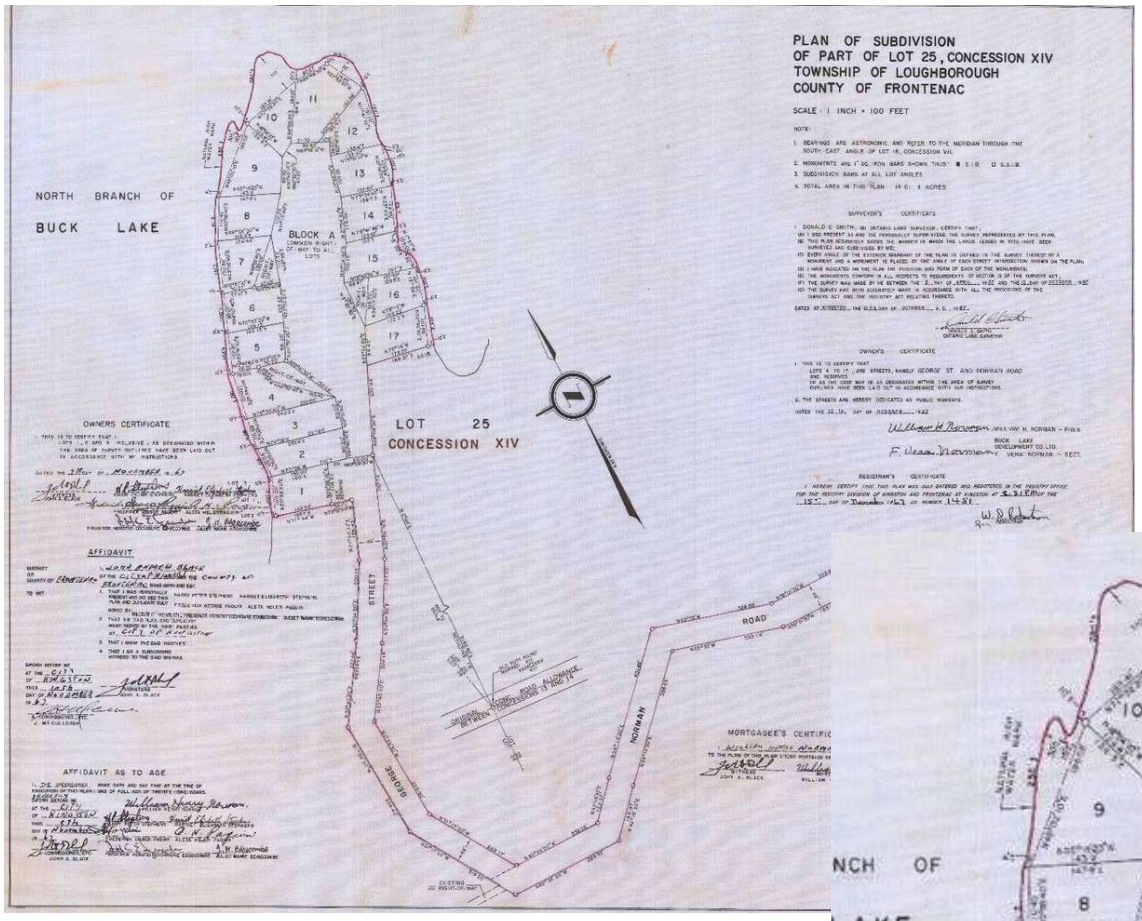
FLOORPLAN: BASEMENT

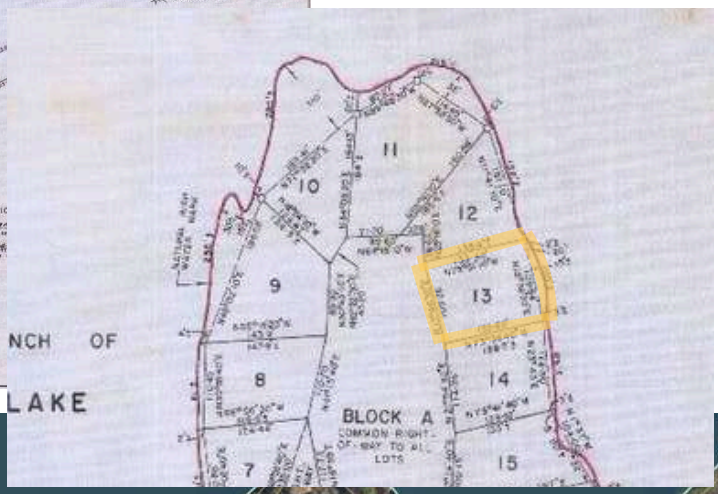


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SURVEY & AERIAL IMAGES











INTERACTIVE LINKS

Virtual Tour



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

Video Tour



Scan the QR Code or Visit:
https://youtu.be/FAl28zi_Xko

Google Map



Scan the QR Code or Visit:
https://maps.app.goo.gl/HZ8NcUpUdNyruzaf6

Panorama View



Scan the QR Code or Visit:
https://360panos.org/panos/1124SawmillLane2/

MLS LISTING



1124 Sawmill Lane
Frontenac Ontario K0H 2L0 **List: $799,000 For: Sale**
Frontenac 47 - Frontenac South Frontenac
SPIS: No **Taxes:** $3,737.81/2026

Detached **Front On:** E **Rms:** 12
Link: N **Acre:** 2-4.99 **Bedrooms:** 3
Bungalow **Washrooms:** 2
1x4xMain, 1x4xBsmt

Lot: 110 x 135 Feet **Irreg:**
Dir/Cross St: Sawmill Lane / Norman Lane
Directions: Perth Road to Norman Lane, right on Sawmill Lane follow to #1124

MLS#: X13877270 **PIN#:** 362810200
Possession Remarks: TBD
Legal: LT 13, PL 1451; T/W FR263422 ; LOUGHBOROUGH

Kitchens: 1
Fam Rm: N
Basement: Finished with Walk-Out
Fireplace/Stv: Y
Heat: Radiant / Propane
A/C: None
Central Vac: No
Apx Age: 700-1100
Apx Sqft:
Roof: Metal
Foundation: Concrete Block
Assessment: 2025
POTL:
POTL Mo Fee:
Elevator/Lift:
Laundry Lev: Main
Phys Hdcap-Eqp:

Exterior: Wood
Garage: Yes
Gar/Gar Spcs: Detached / 1.5
Drive: Private Double
Drive Park Spcs: 2
Tot Prk Spcs: 3.5
UFFI:
Pool: None
Energy Cert:
Cert Level:
GreenPIS:
Prop Feat: Fireplace/Stove, Lake Access, Waterfront, Waterfront, Wooded/Treed
Exterior Feat: Deck, Fishing, Landscaped, Privacy, Year Round Living
Interior Feat: Auto Garage Door Remote, Carpet Free, On Demand Water Heater, Separate Heating Controls, Sewage Pump, Water Softener, Water Treatment
Security Feat: Carbon Monoxide Detectors, 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: None
Accessibility Feat: Propane Tank
Under Contract:
HST Applicable to Not Subject to HST
Sale Price:
Oth Struct: Sauna, Shed
Survey Type: Unknown

Water Body Name: Buck Lake
Water Body Type: Lake
Water Frontage: 110 Feet
Topography: Hilly, Rocky, Wooded/Treed
Water Features: Dock, Not Applicable
Access to Property: Year Round Private Road
Docking Type: Private
Water View: Direct
WaterfrontYN: Yes
Waterfront: Direct

Shoreline: Clean
Shoreline Allowance: None
Shoreline Exp: E
Alternative Power: Unknown
Easements/Restrict: Unknown
Rural Services: Cell Services, Electricity Connected, Garbage Pickup, Recycling Pickup, Telephone Available
Waterfront Accessory Bldgs: Not Applicable
Water Delivery Features: Uv System

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	9.51	x7.55	Slate Flooring	W/O To Deck	
2	Living	Main	16.08	x11.15	Hardwood Floor	Fireplace	W/O To Deck
3	Dining	Main	14.11	x10.5	Hardwood Floor	W/O To Sunroom	
4	Kitchen	Main	14.76	x8.53	Hardwood Floor	W/O To Deck	
5	Sunroom	Main	9.51	x7.87	Wood Floor	W/O To Deck	
6	Bathroom	Main	14.11	x7.22	4 Pc Bath	Combined W/Laundry	Tile Floor
7	2nd Br	Main	11.15	x7.87	Wood Floor		
8	Rec	Bsmt	21.33	x9.84	Laminate	W/O To Yard	
9	3rd Br	Bsmt	10.5	x10.17	Laminate		
10	Prim Bdrm	Bsmt	14.76	x11.15	Laminate		
11	Other	Bsmt	7.22	x6.89	W/I Closet		
12	Bathroom	Bsmt	10.17	x6.23	4 Pc Ensuite	Tile Floor	

Client Remks: This exceptional 4-season waterfront property offers 2.9 acres in total, including approximately 110' of shoreline with beautiful northeasterly views across the bay. The acreage includes the parcel with the home/cottage & an additional lot located in the centre of the peninsula - providing added privacy, space, and flexibility. The beautifully landscaped grounds feature stone steps gradually leading to the home, garden paths, a spacious side yard (great for family games!), & a charming cedar-lined sauna nestled among the woodland gardens behind the home. Gather with family and friends around the fire pit or on the dock & enjoy peaceful evenings or morning coffee surrounded by nature. At the rear of the property, you'll find a detached 1.5-car garage with 200 Amp service plus 2 additional parking spaces. Inside, there is a spacious kitchen featuring quartz countertops and a centre island and dining area, flowing into a bright lake facing sunroom. The living room features a propane fireplace, while the entranceway showcases attractive slate flooring. A 4-pc bathroom with laundry & a main- floor bedroom provide convenience & versatility. The lower level offers additional living space with a rec room, guest bedroom, & spacious primary bedroom featuring a huge walk-through closet and 4-pc ensuite. An on-demand propane boiler with radiant in-floor heat makes the lower level cozy and warm. The walkout provides direct access to the waterfront, fire pit, and docks, making outdoor living & entertaining effortless. Enjoy the lake and surrounding scenery from two decks, including a front deck with glass railings that takes full advantage of the spectacular views. Whether you're looking for a year-round home, family cottage, or peaceful lakeside escape, this property offers an exceptional combination of waterfront, privacy, acreage and 4-season comfort. Buck Lake is a beautiful, deep lake great for fishing, boating & swimming as well as access to Frontenac Provincial Park.

Inclusions: Rocking chair in basement, dehumidifier, lawn mower, BBQ, fire pit, cedar deck chairs on dock, all window coverings, all appliances, toaster oven, larger cannister vacuum, TV console and smart TV in basement, printer table and laptop desk in basement, futon and mattress in basement
Exclusions: Custom wooden paddle holder with 4 paddles in rec room

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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