

1124 Sawmill Lane **List: $799,000 For: Sale**
Frontenac Ontario K0H 2L0
Frontenac 47 - Frontenac South Frontenac **Last Status: PC**
SPIS: No **Taxes:** $3,737.81/2026 **DOM: 26**

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:
Apx Sqft: 700-1100
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:
Accessibility Feat: None
Under Contract: Propane Tank
HST Applicable to Sale Price: Not Subject to HST
Oth Struct: Sauna, Shed
Survey Type: Unknown
Land Lease/$/Freq: No

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	x	7.55	Slate Flooring	W/O To Deck	
2	Living	Main	16.08	x	11.15	Hardwood Floor	Fireplace	W/O To Deck
3	Dining	Main	14.11	x	10.5	Hardwood Floor	W/O To Sunroom	
4	Kitchen	Main	14.76	x	8.53	Hardwood Floor	W/O To Deck	
5	Sunroom	Main	9.51	x	7.87	Wood Floor	W/O To Deck	
6	Bathroom	Main	14.11	x	7.22	4 Pc Bath	Combined W/Laundry	Tile Floor
7	2nd Br	Main	11.15	x	7.87	Wood Floor		
8	Rec	Bsmt	21.33	x	9.84	Laminate	W/O To Yard	
9	3rd Br	Bsmt	10.5	x	10.17	Laminate		
10	Prim Bdrm	Bsmt	14.76	x	11.15	Laminate		
11	Other	Bsmt	7.22	x	6.89	W/I Closet		
12	Bathroom	Bsmt	10.17	x	6.23	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

PropTx Innovations Inc. (PropTx) assumes no responsibility for the accuracy of any information shown.
Copyright 2026, used under license to PropTx 2026.

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

PropTx Innovations Inc. (PropTx) assumes no responsibility for the accuracy of any information shown.
Copyright 2026, used under license to PropTx 2026.