

# **\$1,195,000 - 1133 Sassy Tree Lane, Frontenac (frontenac South)**

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MLS® #X12142184

**\$1,195,000**

3 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

47 - Frontenac South, Frontenac (frontenac South), Ontario

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.

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**Essential Information**

Listing #	X12142184
Price	\$1,195,000
Bedrooms	3
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	1133 Sassy Tree Lane
Subdivision	47 - Frontenac South
City	Frontenac (frontenac South)
Province	Ontario
Postal Code	K0H1W0

**Amenities**

Amenities	Fireplace(s)
Utilities	Cable, Electricity, Wireless, Electricity Connected, Telephone
Features	Wooded area, Irregular lot size, Rocky, Hilly, Sump Pump
Parking Spaces	4
Parking	No Garage
View	Lake view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

**Interior**

Appliances	Central Vacuum, Water Heater
Heating	Propane Forced air
Cooling	Central air conditioning, Air exchanger, Ventilation system
Fireplace	Yes
# of Stories	1
Has Basement	Yes
Basement	Walk out

## Exterior

Exterior	Brick, Vinyl siding
Exterior Features	Landscaped
Lot Description	475 x 300 FT 2 - 4.99 acres
Foundation	Insulated Concrete Forms

## Listing Details

Listing Office ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE



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