

PRICE
REDUCED

Charming Waterfront Bungalow on the Rideau System



211 McBride Point Drive, Westport, ON

Beautiful waterfront home or cottage on the Rideau System!

This home has been lovingly cared for and is in a prime location close to Westport. There is a detached 2-car garage with a heated office or workshop with a storage room and a nice little porch with a swing. The bungalow has three bedrooms, one bathroom, an open-concept kitchen, dining room and living room and a screened-in sunroom for those evening card games with family or friends. There is a corner fireplace in the living room as well as a ductless heat pump and baseboard heaters for heat sources. The home has hardwood floors throughout and has a large wraparound deck giving fantastic views down the pathway to the lake as well as leading to the hot tub on the lakeside.

- # X11998749
- \$ \$779,000
- 3 Bedrooms
- 1 Bathroom
- Upper Rideau Lake

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



www.gurreathomes.com



info@gurreathomes.com

(613) 273-9595



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Table of Contents

**211 McBride Point Drive
Westport, ON**

Features	3
Updates & Annual Expenses	4
Floorplan	5
Survey & Aerial Images	6
WETT Inspection	7
Sewage System Approval	8
Interactive Links	10
MLS Listing	11
Contact Information	12



Features

- Beautiful waterfront home or cottage on the Rideau System! This home has been lovingly cared for and is in a prime location close to Westport.
- There is a detached 2-car garage with a heated office or workshop with a storage room and a nice little porch with a swing.
- The bungalow has three bedrooms, one bathroom, an open-concept kitchen, dining room and living room and a screened-in sunroom for those evening card games with family or friends.
- There is a corner fireplace in the living room as well as a ductless heat pump and baseboard heaters for heat sources.
- The home has hardwood floors throughout and has a large wraparound deck giving fantastic views down the pathway to the lake as well as leading to the hot tub on the lakeside.
- The house sits on a crawlspace and has a drilled well and a full septic system. The yard is nicely landscaped and the waterfront is rocky and deep – perfect for swimming and boating.
- Upper Rideau Lake is one of the large lakes on the Rideau System that gives plenty of boating and fishing opportunities. Explore the entire Rideau Canal System or simply boat to the Village of Westport and park at the public docks and take the short walk up to the ice cream shop or a local restaurant.
- Located less than 10 minutes from Westport by car. Waterfront living yet close to all amenities.

Directions

- McBride Point Drive and Sunnyside Road

UPDATES & ANNUAL EXPENSES

Upgrades & Improvements

- 2022: Replaced countertops with quartz
- 2022: Added heat pump/air conditioning
- 2021: New appliances (stove, fridge, dishwasher, stacked washer/dryer)
- 2021: Updated water conditioner and UV water treatment
- 2018: Complete bathroom remodel (walk-in shower, raised toilet, corner sink with marble countertop)
- 2016: New roofing on house and garage
- 2015: New steps to waterfront deck
- 2014: Replaced carpeting, installed engineered hardwood in kitchen, living room, dining area, and primary bedroom
- 2017: Upgraded flooring in sunroom

Annual Expenses (2024)

- Taxes: \$3,829.81
- Heating: \$2,218.07 (plus \$300 for full cord of wood)
- Road dues (grading and snow plowing): \$350.00
- Dock removal/storage & spring reinstall: \$528.93



FLOORPLAN



GROSS INTERNAL AREA
 EXCLUDED AREA: DECK: 653 sq.ft, 62 m², PORCH: 459 sq.ft, 43 m²
 TOTAL: 1457 sq.ft, 136 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SURVEY & AERIAL IMAGES

SCHEDULE			
LOT	CONCESSION	INST N°	AREA (Ac)
4	4	7303	0.481

IS SUBJECT TO AN UNREGISTERED ONTARIO HYDRO AND BELL CANADA EASEMENT.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT

July 23rd, 1992

GEO W. BRACKEN, P. ENG.
ONTARIO LAND SURVEYOR

PLAN 28R 7752

RECEIVED AND DEPOSITED

20 August, 1992

Judy Sargent
AND REGISTRAR FOR THE
REGISTRY DIVISION OF
LEEDS (N°28)



PLAN OF SURVEY OF
PART OF LOT 4
CONCESSION 4
TOWNSHIP OF NORTH CROSBY
COUNTY OF LEEDS
SCALE 1" = 30'
GEO. W. BRACKEN LIMITED
1992

BEARING REFERENCE

BEARINGS ARE ASTRONOMIC DERIVED FROM THE WESTERLY LIMIT OF PART 5, PLAN 28R-1604 SHOWN TO HAVE A BEARING OF N 11° 16' 20"E.

NOTE

TIES TO HIGH WATER MARK ARE AT RIGHT ANGLES TO SHORE TRAVERSE UNLESS NOTED OTHERWISE.

CAUTION - THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT

LEGEND

- IB - DENOTES IRON BAR
- SIB - DENOTES STANDARD IRON BAR
- SSIB - DENOTES SHORT STANDARD IRON BAR
- IBØ - DENOTES ROUND IRON BAR
- CC - DENOTES CUT CROSS
- WIT - DENOTES WITNESS
- ⊕ - DENOTES MONUMENT PLANTED



WETT INSPECTION

Sweep Right Chimney Services



Sweep Right! Sleep Tight!



Box 239, 20 Whelan St.
Westport Ont.
Tel. (613) 273-4402
1-888-743-3288
jima@rideau.net
www.rvhh.com

Customer: [Redacted] Date: 8th Jan 2025
Address: 211 McBride point Drive Westport Tel: [Redacted] Bus:
Service Requested: Visual Inspection Level 1
Manufacturer Security Model B1S Fuel W Age 7
Rideau Valley Hearth & Home Customer Y N ✓
Appliance Type Factory Built Fireplace Roof pitch
Chimney Type Security Class A Roof const.
Date for Service 8 Jan 25 Time: Arrival Departure

Checklist

	Y	N
Drop Sheets Used	<input type="checkbox"/>	<input type="checkbox"/>
Creosote Buildup	<input type="checkbox"/>	<input type="checkbox"/>
Gasket Checked	<input type="checkbox"/>	<input type="checkbox"/>
Glass Cleaned	<input type="checkbox"/>	<input type="checkbox"/>
Stove Painted	<input type="checkbox"/>	<input type="checkbox"/>
Brick Checked	<input type="checkbox"/>	<input type="checkbox"/>
Baffle Checked	<input type="checkbox"/>	<input type="checkbox"/>
Hinges Greased	<input type="checkbox"/>	<input type="checkbox"/>
Handle Adjusted	<input type="checkbox"/>	<input type="checkbox"/>
Air Tubes Vacuumed	<input type="checkbox"/>	<input type="checkbox"/>
Smoke Pipe Checked	<input type="checkbox"/>	<input type="checkbox"/>
Chimney Checked	<input type="checkbox"/>	<input type="checkbox"/>
Blower Cleaned	<input type="checkbox"/>	<input type="checkbox"/>

Rideau Valley Hearth & Home assumes no responsibility for the safety & code compliance of any system areas that are not clearly visible based on a visual inspection. Any system that is seen to be in violation of B-365 or manufacturers installation instructions can not be cleaned by Rideau Valley Hearth & Home and must be taken out of use by customer until appliance is brought up to code. A written deficiency letter is available from Rideau Valley Hearth & Home outlining work that must be done at a cost of \$95.00.

Payment is due immediately on completion.

Credit card, cheque, cash, or
e-transfer to: jima@rideau.net

Comments

Based on a Level 1 Visual
Inspection the appliance
& venting appear in good
visual condition.

Jim Archanbau IT
WETT # 3758

Inspection 250
HST 31.00

\$ 281.00

PAID

Customer Signature

Technician Signature

SEWAGE SYSTEM APPROVAL 1/2



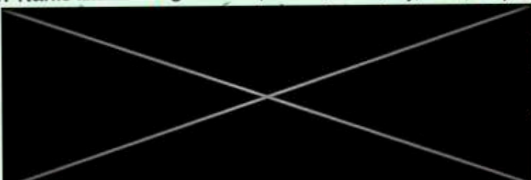
Ministry of
Environment
and Energy

Application Form And Certificate Of Approval For A Class 2 - 6 Sewage System

Do not complete shaded areas

Application No.	SF 446-96
Fee Receipt No.	4428
Date Received	Oct 28/96

Personal information contained on this form is collected under the authority of the Environmental Protection Act, Part VIII. It is used to facilitate the issuance of a Certificate of Approval as prescribed in Section 77 of the Act. Questions should be directed to the Ministry's District Office in your area.

1. Name and mailing address (number, street, city, town, etc.) of owner	2. Name and address (number, street, city, town, etc.) of installer
	
	Tel. no. () -

3. Propose to _____ a Class 4 sewage system to serve _____
(construct, install, alter, extend, enlarge) (facility: e.g. single family dwelling, motel, etc.)

4. Property location	Region/County/District	Ward, Township, Town	Lot No.	Conc. No.	Sub Lot No.	Plan No.	Area of lot (m ²)
LEEDS		N. CROSBY	4	4			1800+

5. State number of	Bedrooms/motel units	People	Flush toilets	Urinals	Washbasins	Showers & bathtubs	6. Water supply
3		1	1		2	1	<input type="checkbox"/> Proposed <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Dug or bored well <input checked="" type="checkbox"/> Drilled well <input type="checkbox"/> Municipal <input type="checkbox"/> Other
Total fixture units	7.5	Assessment Roll No.					

7. Attach completed sketch on Page 2. List other attachments.

8. Relationship to severance (if applicable)

☐ Lot approval pending

☐ Lot approved, under Severance Application No. _____

9. Directions to lot (Highway No., secondary roads, signs to follow, etc.)

211 McBride Pt. Drive
off SUNNYSIDE Rd.

10. I certify that the above information is complete and correct and that, if approved, the work will conform with Provincial requirements for sewage systems and local Municipal By-laws.

Name and address of agent (if agent is completing this form) - number, street, city, town, etc.

Signature of owner or agent (if agent is completing this form)

Tel. no. () -

Date
25 Oct 96

11. Inspector's Report

Inspection time and date		Sub-surface conditions encountered	
1:00	<input type="checkbox"/> A.M. <input checked="" type="checkbox"/> P.M.	DEC 10	19 96
Weather	Representing owner	Leaching bed design criteria	
CLEAR	T. MARTIN	Depth to rock	Design H.W.T.
		0.65 m.	0.65 m.
Length of distribution pipe	Working capacity of septic/holding tank	Rock & G.W.T.	
Requirements	28m ² FILTER metres	3600	litres
<input checked="" type="checkbox"/> Conditions of approval and reasons (e.g. fill, grading, drainage improvements, design sewage flows) or <input type="checkbox"/> Reasons where proposal not acceptable (add additional pages, if required)		Rock SAND LOAN 0 0.25 0.50 0.75 1.00 1.25 1.50	
THE FILTER SAND AFFIDAVIT MUST BE PROVIDED AT THE FINAL INSPECTION - ALL MATERIAL IMPORTED FOR BACKFILL AND MANHOLE CONSTRUCTION MUST BE POROUS SAND.			

SEWAGE SYSTEM APPROVAL 2/2

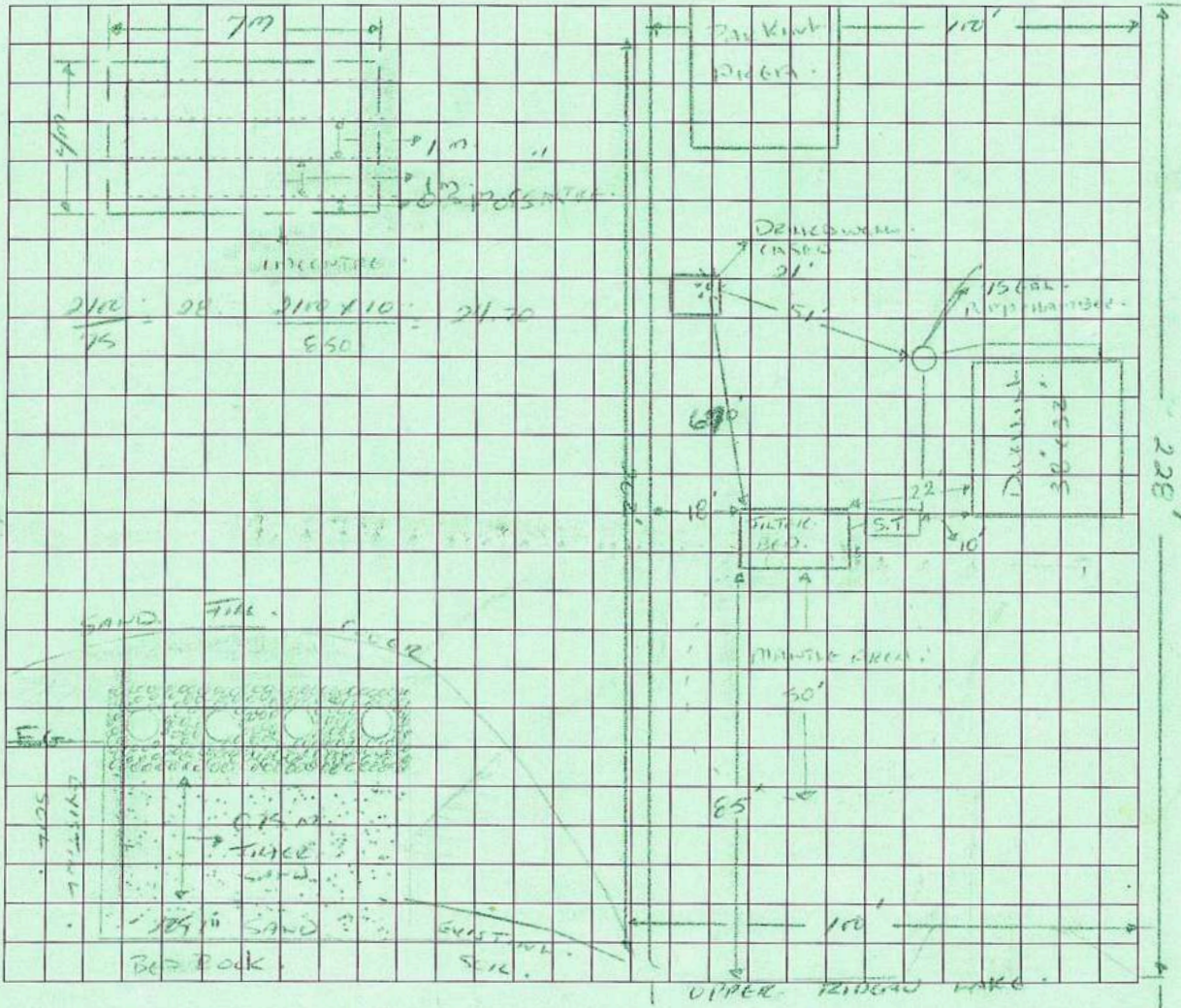


Ministry of
Environment
and Energy
Ontario

APPLICATION NO.
SF 47

12. LOT DIAGRAM AND SEWAGE SYSTEM PLAN: Draw to scale indicating north point and showing:

- Location of sewage system components (eg. tanks, leaching bed). Locate and show horizontal distances from system to any existing or proposed buildings, water supplies (including neighbours), existing on-site sewage systems, driveways, property lines, lakes, rivers, water courses, swimming pools.
- Lot dimensions, topographic features (e.g. swamps, steep slopes) near system.
- If any part of proposal conforms to specific standard drawing, give reference number(s).



A Certificate of Approval for this application is refused for the reasons given in Section 11 Page 1

Inspected and Recommended by

Refused

Date

Director

CERTIFICATE OF APPROVAL

Application approved and this Certificate of Approval under Section 77 of the Environmental Protection Act is hereby issued for the proposal outlined on Pages 1 and 2 of the application and its attachments as amended by the requirements and conditions of Section 11 provided that the sewage system shall be completed and a Use Permit issued within 12 months of the issue hereof or such extended period as the Director on application allows. DO NOT OPERATE THE SYSTEM UNTIL A USE PERMIT IS ISSUED.

Inspected and Recommended by

Issued

Date

Director

Under Section 139 of the Environmental Protection Act, an applicant may appeal a decision by writing to the Director and to the Environmental Appeal Board, 112 St. Clair Avenue West, Suite 502, Toronto, Ontario, M4V 1N3 within 15 days of receipt of the decision.

INTERACTIVE LINKS

Virtual Tour



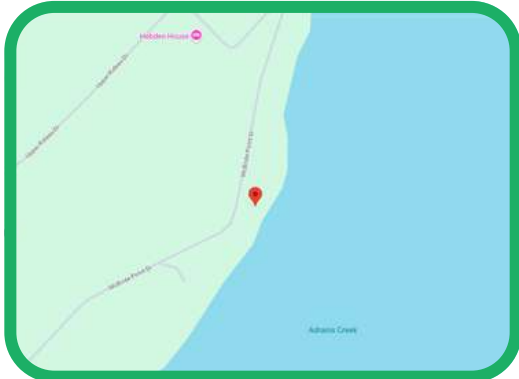
Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=rtp1Z1cuB4>

Video Tour



Scan the QR Code or Visit:
https://youtu.be/2E928FniOak?si=q_2gnnmvMRv0FPEa

Google Maps



Scan the QR Code or Visit:
<https://maps.app.goo.gl/eb2awrkucpnB4y5R6>

Panorama



Scan the QR Code or Visit:
<https://360panos.org/panos/211McbridePoint/>

MLS LISTING



211 McBride Point Dr Rideau Lakes Ontario K0G 1X0 Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville SPIS: N Taxes: \$3,829.81/2024 DOM: 41		
Detached Link: N Bungalow	Front On: E Acre: < .50	Rms: 7 Bedrooms: 3 Washrooms: 1 1x3xMain
Lot: 100 x 227.62 Feet Irreg: Dir/Cross St: McBride Point Drive and Sunnyside Road		

MLS#: X11998749 **PIN#:** 442620178

Possession Remarks: TBD

Kitchens: 1 Fam Rm: N Basement: Crawl Space / Unfinished Fireplace/Stv: Y Heat: Baseboard / Electric A/C: Other Central Vac: N Apx Age: < 700 Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp: Water Body Type: Lake	Exterior: Vinyl Siding Drive/TV: Pvt Double Garage Spcs: Detached / 2 Drive Park Spcs: 4 Pool Park Spcs: 6 None Water: Water Supply: Sewer Cert: Septic Dev: Kitchen/Agg: Waterfront: Fireplace/Stove, Golf, Library, Park, Place Of	RW: N Y N Y Well Drilled Well Septic Unknown Direct Retirement: Oth Struct:
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Water Frontage (M): 100 Topography: Level,Wooded/Treed Water Features: Dock,Stairs to Waterfront,Waterfront-Deeded,Winterized Access to Property: Private Road,Year Round Private Road Docking Type: Private Water View: Direct WaterfrontYN: Y 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,Phone Connected,Recycling Pickup,Telephone Available Waterfront Accessory Bldgs: Not Applicable Water Delivery Features: Uv System,Water Treatmnt
--	---

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	16.08	x9.19	Hardwood Floor
2	Dining	Main	9.51	x7.87	Hardwood Floor
3	Living	Main	23.29	x18.7	Hardwood Floor Fireplace
4	Prim Bdrm	Main	11.15	x8.86	Hardwood Floor
5	2nd Br	Main	7.87	x6.89	Broadloom
6	3rd Br	Main	8.86	x6.89	Broadloom
7	Bathroom	Main	8.53	x5.25	3 Pc Bath Tile Floor
8	Sunroom	Main	11.15	x7.22	Vinyl Floor

Client Remks: Beautiful waterfront home or cottage on the Rideau System! This home has been lovingly cared for and is in a prime location close to Westport. There is a detached 2-car garage with a heated office or workshop with a storage room and a nice little porch with a swing. The bungalow has three bedrooms, one bathroom, an open-concept kitchen, dining room and living room and a screened-in sunroom for those evening card games with family or friends. There is a corner fireplace in the living room as well as a ductless heat pump and baseboard heaters for heat sources. The home has hardwood floors throughout and has a large wraparound deck giving fantastic views down the pathway to the lake as well as leading to the hot tub on the lakeside. The house sits on a crawl space and has a drilled well and a full septic system. The yard is nicely landscaped and the waterfront is rocky and deep perfect for swimming and boating. Upper Rideau Lake is one of the large lakes on the Rideau System that gives plenty of boating and fishing opportunities. Explore the entire Rideau Canal System or simply boat to the Village of Westport and park at the public docks and take the short walk up to the ice cream shop or a local restaurant. Located less than 10 minutes from Westport by car. Waterfront living yet close to all amenities.

Extras:
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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7 Spring Street, P.O. Box 148,
Westport, ON K0G 1X0

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Kingston, ON K7P 2Y5

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