



## Turn-Key Cottage with Stunning Views & Detached Garage!

### 21 Warbler Lane, White Lake, ON

# X12200045

\$ \$699,000

3 Bedrooms

1 Bathroom

0.8 Acres

White Lake

**Waterfront home or cottage on peaceful White Lake, west of the Village of Westport.** This property has so much to boast about – deep, clean waterfrontage, privacy, stunning views plus a charming home and detached garage. The house was built in 2005 and sits slightly elevated amongst the trees and has three bedrooms, one full bathroom, laundry room and an open concept kitchen and dining/living area. There is a large deck accessed by the living room and is the perfect place to enjoy time at the lake with a dropped down section for unobstructed views of the lake. There is a full foundation with a tall crawlspace and basement that is accessed via an outside entrance. The home/cottage is serviced by a drilled well and septic system and is heated by forced air propane, an electric furnace, baseboard heating and a heat pump – ensuring you will always have heat! There is a firepit area out front and a few stairs leading down to the water with a lakeside deck and floating dock. The detached garage was built in 2018 and so is just a few years old. This property has been well maintained and is ready for its next chapter. The property is ‘turn-key’ with most furnishings included as well as kayaks, a lawn mower and more!

*Your Total Real Estate Package!*

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



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White Lake, ON**

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## Features

***Waterfront home or cottage on peaceful White Lake, west of the Village of Westport.***

- This property has so much to boast about – deep, clean waterfrontage, privacy, stunning views plus a charming home and detached garage.
- The house was built in 2005 and sits slightly elevated amongst the trees and has three bedrooms, one full bathroom, laundry room and an open concept kitchen and dining/living area.
- There is a large deck accessed by the living room and is the perfect place to enjoy time at the lake with a dropped down section for unobstructed views of the lake.
- There is a full foundation with a tall crawlspace and basement that is accessed via an outside entrance. The home/cottage is serviced by a drilled well and septic system and is heated by forced air propane, an electric furnace, baseboard heating and a heat pump – ensuring you will always have heat!
- There is a firepit area out front and a few stairs leading down to the water with a lakeside deck and floating dock.
- The detached garage was built in 2018 and so is just a few years old.
- This property has been well maintained and is ready for its next chapter.
- The property is ‘turn-key’ with most furnishings included as well as kayaks, a lawn mower and more!
- Great location at just 15 minutes from Westport or approximately 40 minutes to Kingston.

## Directions

- Warbler Lane / Younge Lane



# MORE INFORMATION

## Recent Upgrades & Key Features

- Year Built: 2005 | Owned Since: 2008
- Heat Pump/Propane Furnace (w/ A/C): Installed 2010
- Roof: 50-year asphalt shingles (2018)
- Detached Garage: Built by Beckwith Contracting (2018)
- Water System: Filter + UV treatment (MacIellan, 2025) – drinkable tap water

## Utilities & Annual Costs (2024)

Hydro	Propane	Home Insurance	Road Maintenance	Internet
\$1,825	<ul style="list-style-type: none"><li>• Tank Rental (Levac): \$163</li><li>• Delivery: \$580</li></ul>	\$1,310	<ul style="list-style-type: none"><li>• Snow Plowing: ~\$250/year (road cleared all winter)</li></ul>	<ul style="list-style-type: none"><li>• Starlink: \$158/month (tax incl.)</li><li>• Includes 30-ft mast, receiver, modem</li><li>• Transferrable to buyer</li></ul>

## Inclusions

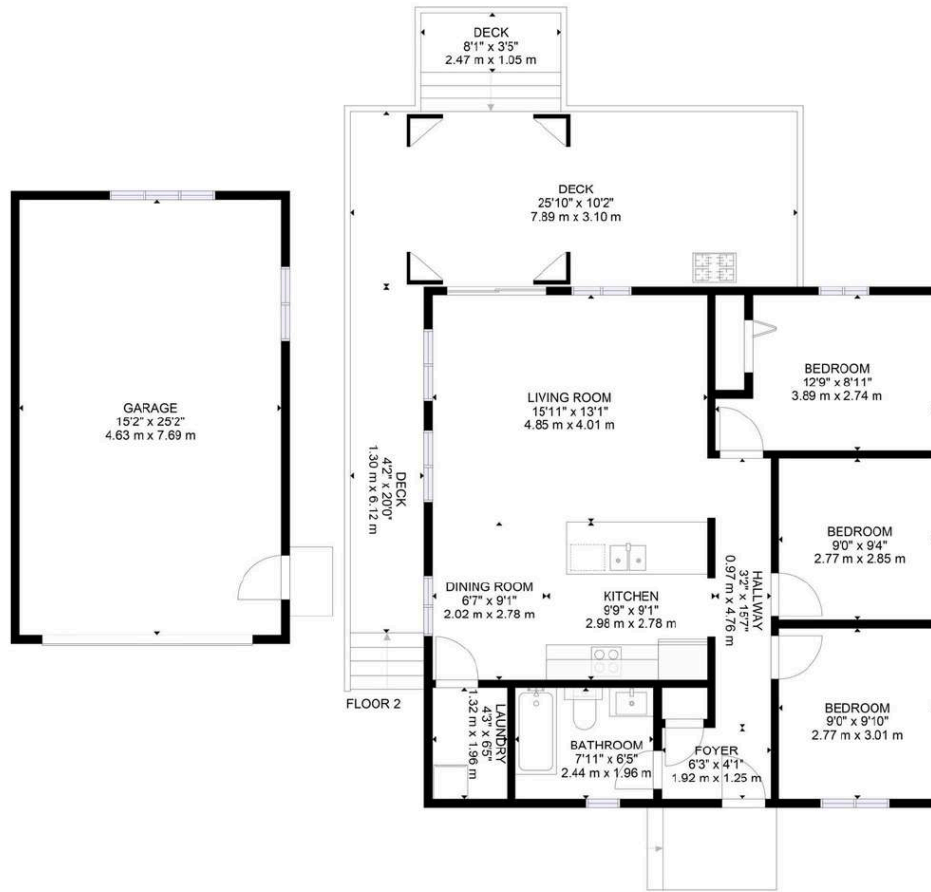
- Appliances: Fridge, stove, microwave, washer, dryer
- Furniture: All indoor furniture
- Outdoor/Recreational:
  - 2 kayaks (red & green)
  - Lawn mower (no cord)
  - Canvas gazebo, weed roller, plastic patio furniture
  - Shelving (cottage, crawl space, garage)
  - Dehumidifier (crawl space)

## Exclusions

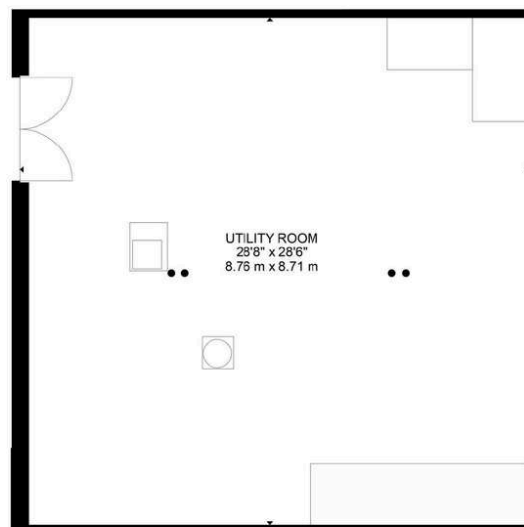
- Wicker patio set
- Yellow kayak + paddle
- Small appliances, linens, art
- Personal items (bike, wheelbarrow, pots/pans, etc.)



# FLOOR PLAN



**Main Floor**



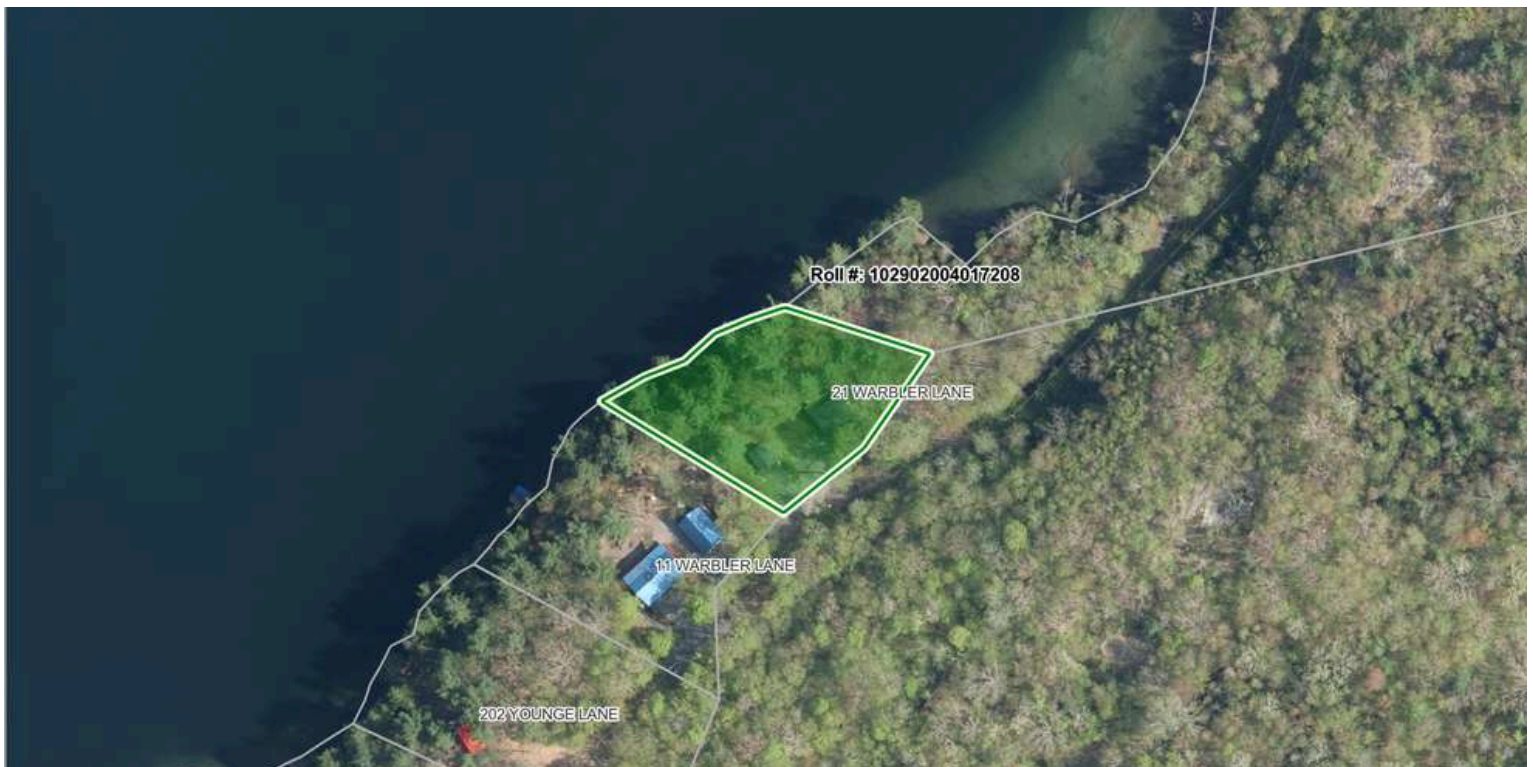
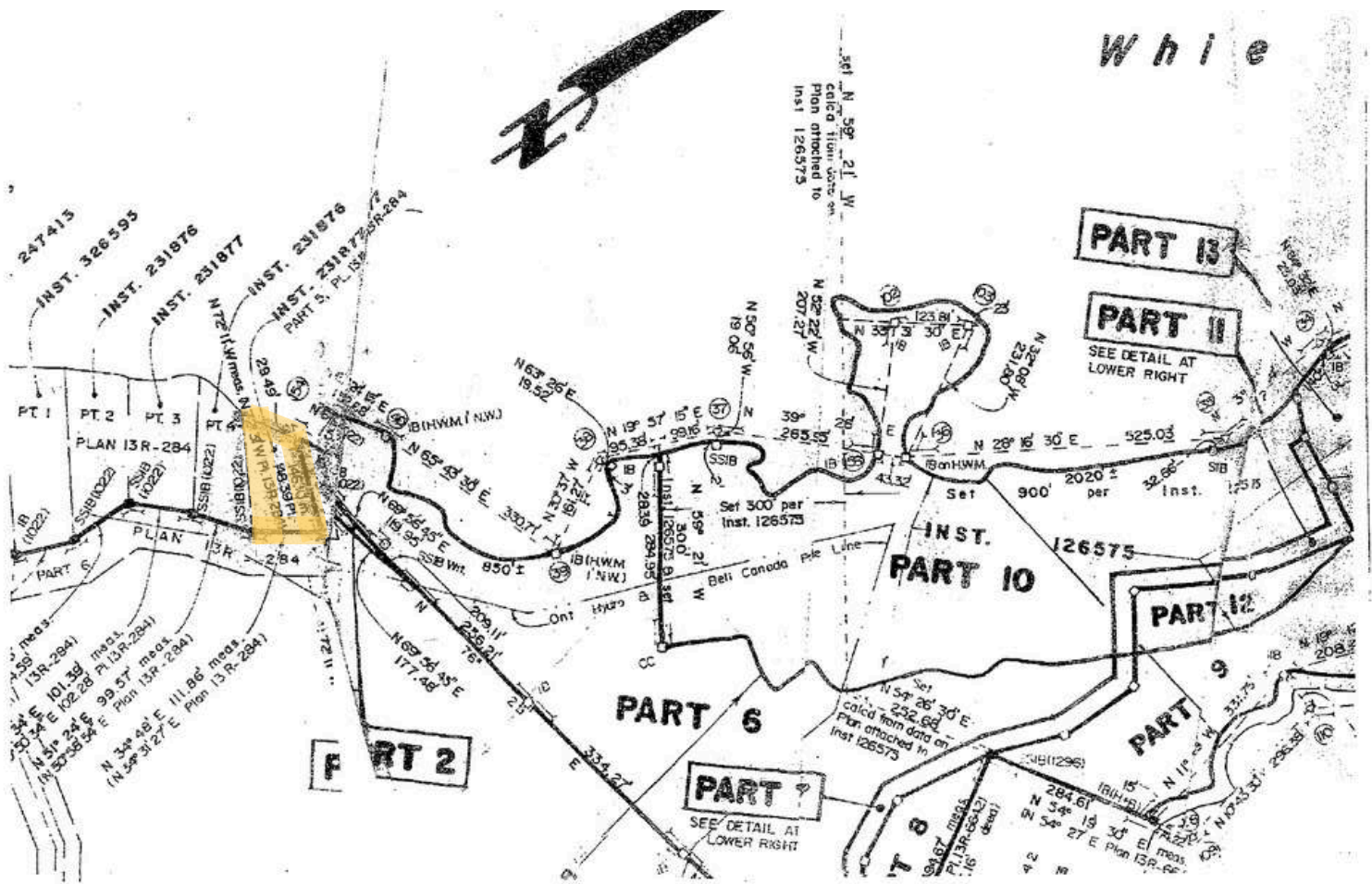
**Crawl Space**

**GROSS INTERNAL AREA**  
 FLOOR 1: 809 sq.ft, 75 m<sup>2</sup>, FLOOR 2: 852 sq.ft, 79 m<sup>2</sup>  
 EXCLUDED AREA: PORCH: 320 sq.ft, 30 m<sup>2</sup>, GARAGE: 383 sq.ft, 36 m<sup>2</sup>, DECK: 376 sq.ft, 35 m<sup>2</sup>  
**TOTAL: 1661 sq.ft, 154 m<sup>2</sup>**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## SURVEY





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# SEPTIC DOCUMENTS 1/2



KINGSTON, FRONTENAC AND LENNOX & ADDINGTON HEALTH UNIT  
221 PORTSMOUTH AVENUE, KINGSTON, ONTARIO • CLOYNE, ONTARIO  
MEMORIAL BUILDING, DUNDAS ST.W., NAPANEE, ONTARIO • SHARBOT LAKE, ONTARIO

APPLICATION NO.	H.U.C.
BE-46-04	27-07-05
	U

## FINAL INSPECTION REPORT FOR CLASS 4, 5 SEWAGE SYSTEM

### INSPECTION DETAILS

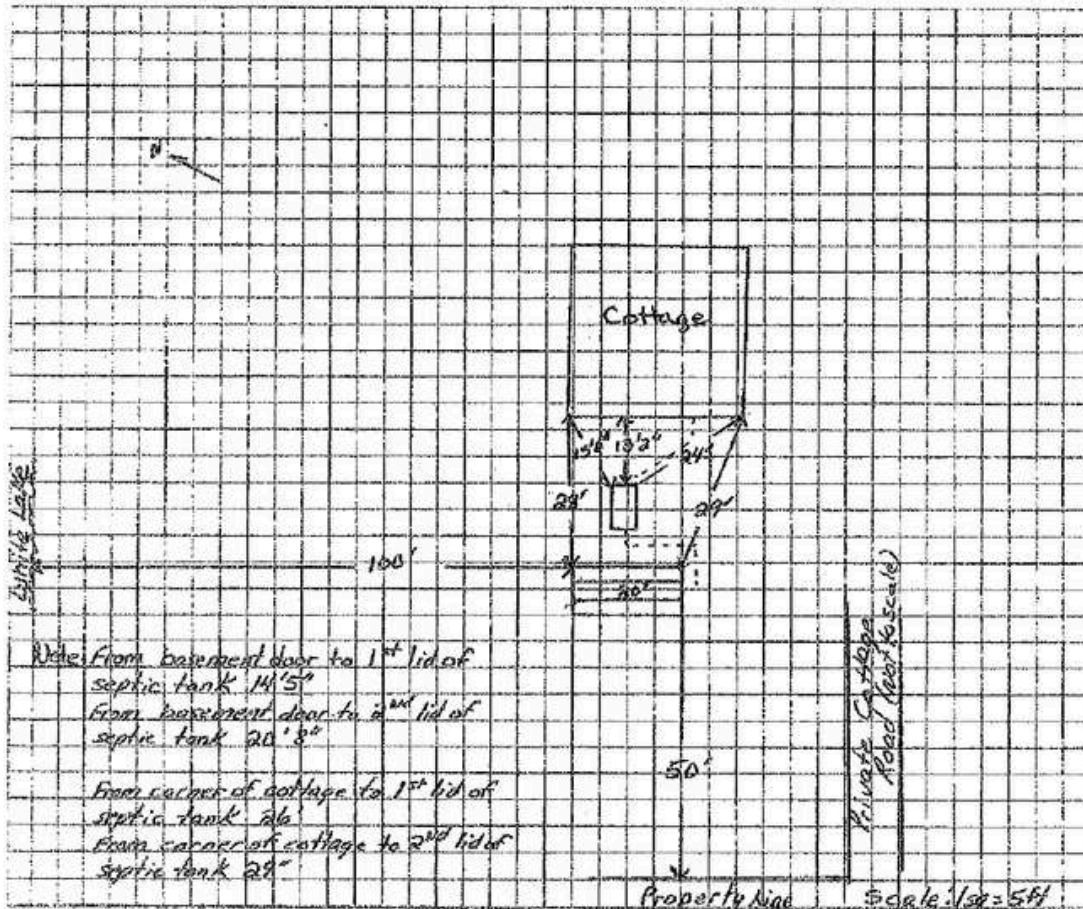
TIME 12:30 P.M. DATE June 20, 2005 OWNER [REDACTED] INSTALLER Glen McNichols

#### 1. Work has been satisfactorily completed and includes:

- Septic tank/holding tank of working capacity of (800gal.) 3600 Litres constructed of steel ☐ concrete ☒ fiberglass ☐ plastic ☐ or prefabricated ☐ to serve 3 (no. of bedrooms, or units, commercial/business).  
MAKE AND MODEL OF PREFABRICATED TANK Anchor Low
- Leaching/Filter Bed of total (240) 24 metres of (4") 100 mm diameter distribution pipe of Carson's (type and product description) laid in 4 runs and fed by Gravity (gravity, siphon, pump). If Filter Bed, Leaching area (13.23) 27.7 m<sup>2</sup> Contact Area        m<sup>2</sup>
- Secondary or Tertiary Treatment: (Manufacturer)        (Model)
- Other details

#### 2. Location

- System components installed as shown on application to install a Class 4,5 Sewage System ☐
- If located other than in (a) use space below for sketch and dimensions from permanent points of reference sufficient to facilitate future location of tank and leaching bed including orientation of pipe runs.



#### 3. The following work remains to be completed:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Backfill System with suitable granular fill | <input type="checkbox"/> Finish Grading to Shed Run-off and Divert Water Around Leaching Bed |
| <input type="checkbox"/> Stabilize All Sloped Surfaces                          | <input checked="" type="checkbox"/> Grind Topsoil and Establish Grass Cover                  |
| <input type="checkbox"/> Other <u>      </u>                                    |  |

The Sewage System was inspected and it has been determined that the installation complies with the requirements of Regulation 403/97 made under the Building Code Act, for the following property located on Lot 11 Concession 3 Municipality S. Frontenac  
District/Ward Bedford Municipal address        Plan No. 13R284 Part(s) 4 of 5

Sub Lot No.        Inspection [Signature] Date June 27/05



# SEPTIC DOCUMENTS 2/2

2730258 ONTARIO LTD. o/a  
BRYAN'S SEPTIC SERVICE  
P.O. BOX 37  
WESTPORT, ONTARIO  
K0G 1X0

(613) 273-3078 Email: btcolford@hotmail.com

## PUMPER REPORT SEPTIC SYSTEM MAINTENANCE & PUMPING INFORMATION

Name: [REDACTED] Date: May 30 2025

Address: 21 Warbler Ln Phone: \_\_\_\_\_

Location: White Lake Westport Rd

Type of Tank ☐ One Compartment ☒ Two Compartment  
Type of Tank ☒ Septic Tank ☐ Graywater ☐ Aerobic ☐ Other \_\_\_\_\_

Approximate Capacity 800 gal

Construction Materials ☒ Concrete ☐ Steel ☐ Block ☐ Fiberglass ☐ Plastic  
☐ Other \_\_\_\_\_

### Initial Inspection

Any part of the septic tank under deck, driveway, etc ☐ Yes ☒ No

Any evidence of sewage seeping from the tank or lid ☐ Yes ☒ No

Condition of top and lids ☒ Good ☐ Leaking ☐ Needs Repair

### Before Pumping

Condition of sewage in tank Normal

Liquid level at the outlet invert ☐ Above ☐ Below ☒ Normal

### After Pumping

Condition of inlet baffle ☒ Good ☐ Needs Repair ☐ Missing

Condition of outlet baffle ☒ Good ☐ Needs Repair ☐ Missing ☐ Filter

Evidence of water leakage: Into Tank ☐ Yes ☒ No From Tank ☐ Yes ☒ No

### Absorption System

Type of Absorption System ☐ Seepage Bed ☐ Sand Mound ☒ Sub-surface Sand Filter

Flow Test ☒ Yes ☐ No Approximate Seepage at Bed 30 min good

### Comments

At time of pumping system is good  
working condition

Bry



# INTERACTIVE LINKS

## Virtual Tour



Scan the QR Code or Visit:  
<https://my.matterport.com/show/?m=jNASHQXFW1B>

## Video Tour



Scan the QR Code or Visit:  
<https://youtu.be/dcdXP2vMkD4>

## Google Map



Scan the QR Code or Visit:  
<https://maps.app.goo.gl/znLDakY4qWE8nAWA9>

## Panorama View



Scan the QR Code or Visit:  
<https://360panos.org/panos/21WarblerLane2/>



# MLS LISTING



**21 Warbler Lane** **List: \$699,000 For: Sale**

**South Frontenac Ontario K0H 1W0**

South Frontenac Frontenac

**SPIS:** N **Taxes:** \$3,150.50/2025

**DOM:** 0

Detached

**Front On:** N

**Rms:** 7

**Link:** N

**Acre:** .50-1.99

**Bedrooms:** 3

Bungalow

**Washrooms:** 1

1x4xMain

**Lot:** 208 x 208.34 Feet Irreg:

**Dir/Cross St:** Warbler Lane / Younge Lane

**MLS#:** X12200045

**PIN#:** 362430186

**Fractional Ownership:** N

**Possession Remarks:** TBD

**Kitchens:** 1  
**Fam Rm:** N  
**Basement:** Crawl Space / W/O  
**Fireplace/Stv:** N  
**Heat:** Forced Air / Electric  
**A/C:** Central Air  
**Central Vac:** N  
**Apx Age:** 700-1100  
**Apx Sqft:**  
**Assessment:**  
**POTL:**  
**POTL Mo Fee:**  
**Elevator/Lift:**  
**Laundry Lev:**  
**Phys Hdcap-Eqp:**

**Exterior:** Vinyl Siding  
**Drive:** Pvt Double  
**Gar/Gar Spcs:** Detached / 1.5  
**Drive Park Spcs:** 4  
**Tot Prk Spcs:** 5  
**UFFI:** None  
**Pool:**  
**Energy Cert:**  
**Cert Level:**  
**GreenPIS:**  
**Prop Feat:**  
 Clear View, Lake Access, Waterfront,  
 Waterfront, Wooded/Treed

**Zoning:** RLSW  
**Cable TV:** A  
**Hydro:** Y  
**Gas:** N  
**Phone:** A  
**Water:** Well  
**Water Supply:** Drilled Well  
**Sewer:** Septic  
**Spec Desig:** Unknown  
**Farm/Agr:** Direct  
**Waterfront:**  
**Retirement:**  
**Oth Struct:**

**Water Body Name:** White Lake  
**Water Body Type:** Lake  
**Water Frontage (M):** 63  
**Topography:** Hilly, Rocky, Wooded/Treed  
**Water Features:** Dock, Stairs to Waterfront, Waterfront-Deeded  
**Access to Property:** Private Road  
**Docking Type:** Private  
**Water View:** Direct  
**WaterfrontYN:** Y  
**Waterfront:** Direct

**Shoreline:** Clean, Deep, Rocky  
**Shoreline Allowance:** None  
**Shoreline Exp:** Nw  
**Alternative Power:** None  
**Easements/Restrict:** Unknown  
**Rural Services:**

Cell Services, Electricity Connected, Internet High Speed, Telephone Available

**Waterfront Accessory Bldgs:** Not Applicable  
**Water Delivery Features:** Uv System

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	6.23	x3.94	Tile Floor
2	Bathroom	Main	7.87	x5.91	4 Pc Bath
3	Kitchen	Main	15.75	x9.19	Tile Floor
4	Laundry	Main	6.23	x4.27	Vinyl Floor
5	Living	Main	15.75	x12.8	Laminate
6	Prim Bdrm	Main	10.17	x8.86	Laminate
7	2nd Br	Main	9.51	x8.86	Laminate
8	3rd Br	Main	9.51	x8.86	Laminate

Tile Floor  
 Breakfast Bar  
 W/O To Deck

**Client Remks:** Waterfront home or cottage on peaceful White Lake, west of the Village of Westport. This property has so much to boast about deep, clean water frontage, privacy, stunning views plus a charming home and detached garage. The house was built in 2005 and sits slightly elevated amongst the trees and has three bedrooms, one full bathroom, laundry room and an open concept kitchen and dining/living area. There is a large deck accessed by the living room and is the perfect place to enjoy time at the lake with a dropped down section for unobstructed views of the lake. There is a full foundation with a tall crawlspace and basement that is accessed via an outside entrance. The home/cottage is serviced by a drilled well and septic system and is heated by forced air propane, an electric furnace, baseboard heating and a heat pump ensuring you will always have heat! There is a fire-pit area out front and a few stairs leading down to the water with a lakeside deck and floating dock. The detached garage was built in 2018 and so is just a few years old. This property has been well maintained and is ready for its next chapter. The property is turn-key with most furnishings included as well as kayaks, a lawn more and more! Great location at just 15 minutes from Westport or approximately 40 minutes to Kingston.

**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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