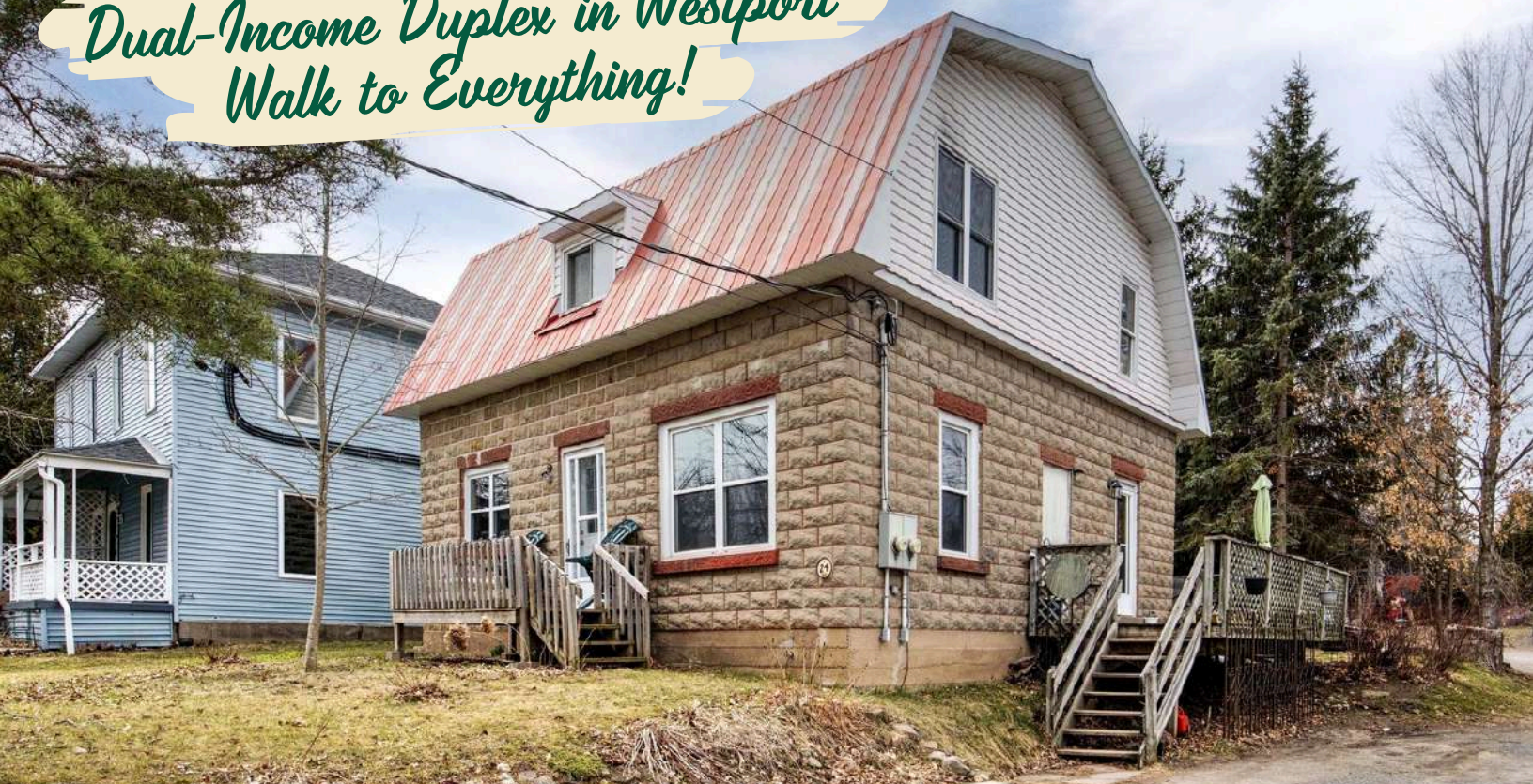


*Dual-Income Duplex in Westport
Walk to Everything!*



24 Rideau Street, Westport, ON

Investment opportunity awaits in the beautiful Village of Westport!

This upper and lower duplex is conveniently located within walking distance of all amenities. The main level floor plan consists of 2 bedrooms, a full bathroom, an eat-in style kitchen, a large and cozy living room and laundry room. This level is bright and full of light with a deck located by the entrance way at the side of the building. The second level consists of a 3-bedroom apartment with a large living room, full bathroom, and a kitchen located at the rear. The upper level has a private entry at the rear of the home and laundry facilities just inside of the door. The house sits on a full undeveloped basement, has a large, treed lot and is serviced by municipal water and sewer. The house has a shared laneway with the adjacent property, offering ample parking. Both units have tenants currently and 24 hours notice is required for showings.

X12084106

\$ \$559,000

5 Bedrooms

2 Bathrooms

3206 Sq Ft

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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Westport, ON**

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Features

Investment opportunity awaits in the beautiful Village of Westport!

- This upper and lower duplex is conveniently located within walking distance of all amenities.
- The main level floor plan consists of 2 bedrooms, a full bathroom, an eat-in style kitchen, a large and cozy living room and laundry room.
- This level is bright and full of light with a deck located by the entrance way at the side of the building.
- The second level consists of a 3-bedroom apartment with a large living room, full bathroom, and a kitchen located at the rear. The upper level has a private entry at the rear of the home and laundry facilities just inside of the door.
- The house sits on a full undeveloped basement, has a large, treed lot and is serviced by municipal water and sewer.
- The house has a shared laneway with the adjacent property, offering ample parking.
- *Both units have tenants currently and 24 hours notice is required for showings.*

Directions

- Rideau Street and Concession Street

MORE INFORMATION

Property Highlights

Two-Unit Income Property – Ideal for Investors!

Unit Details:

- Upstairs Unit: \$1,000/month + hydro
- Downstairs Unit: \$950/month + hydro

Features & Updates:

- New windows (installed 4 years ago)
- Durable metal roof (installed in the 1980s)
- Freshly painted lower unit (2023)
- New bedroom carpets (2023)
- Each unit includes:
 - Private hydro panel & hot water tank
 - Fridge & stove

Additional Information:

- Shared driveway with adjacent property (*owned by seller*)
- **2024 Expenses:**
 - Taxes: \$2,981.51
 - Insurance: \$2,602.00
 - Water/Sewer: \$2,523.29 (combined for both units)
 - Hydro (per unit, approx.): \$2,800

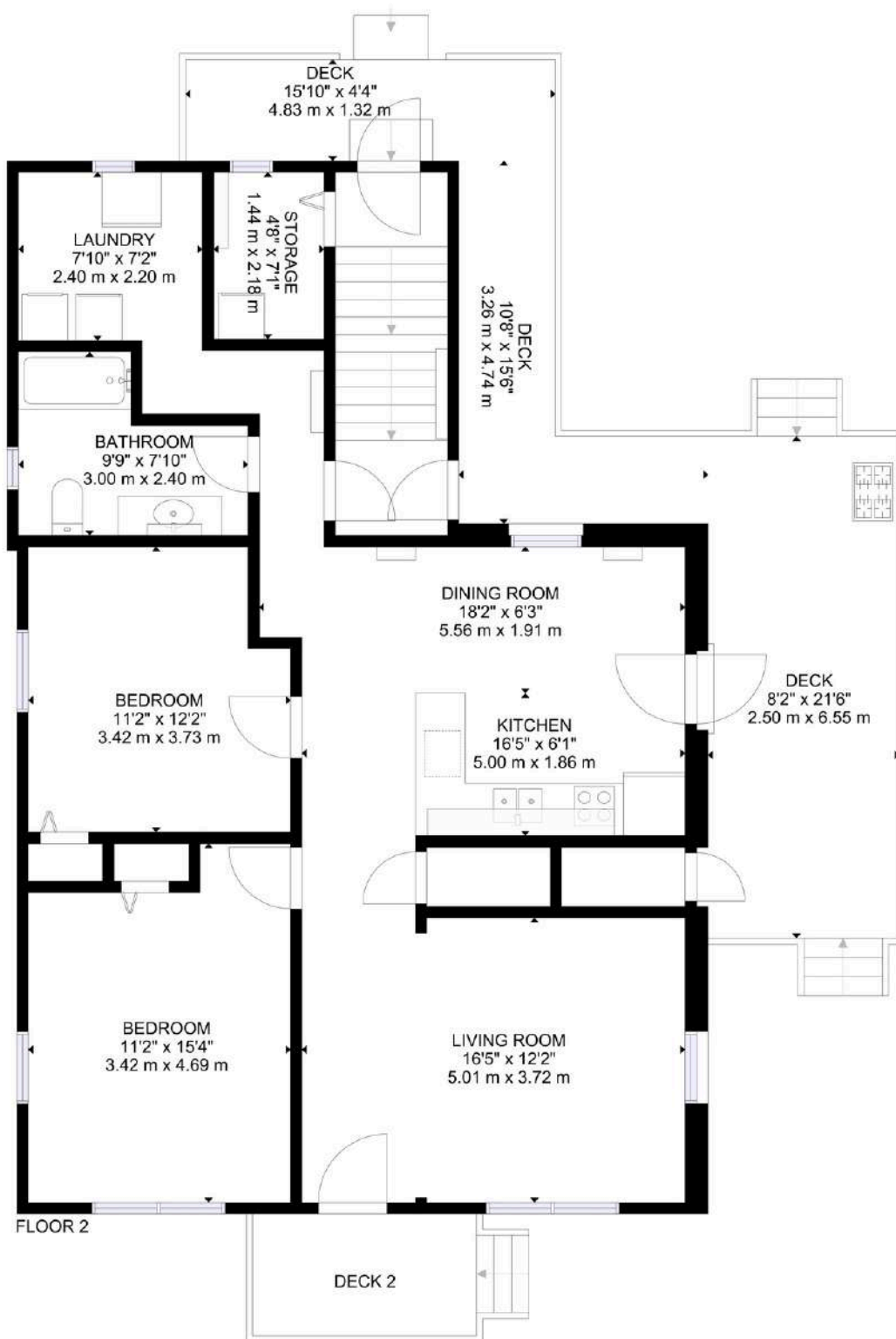
Great rental opportunity with steady income potential!



GALLERY



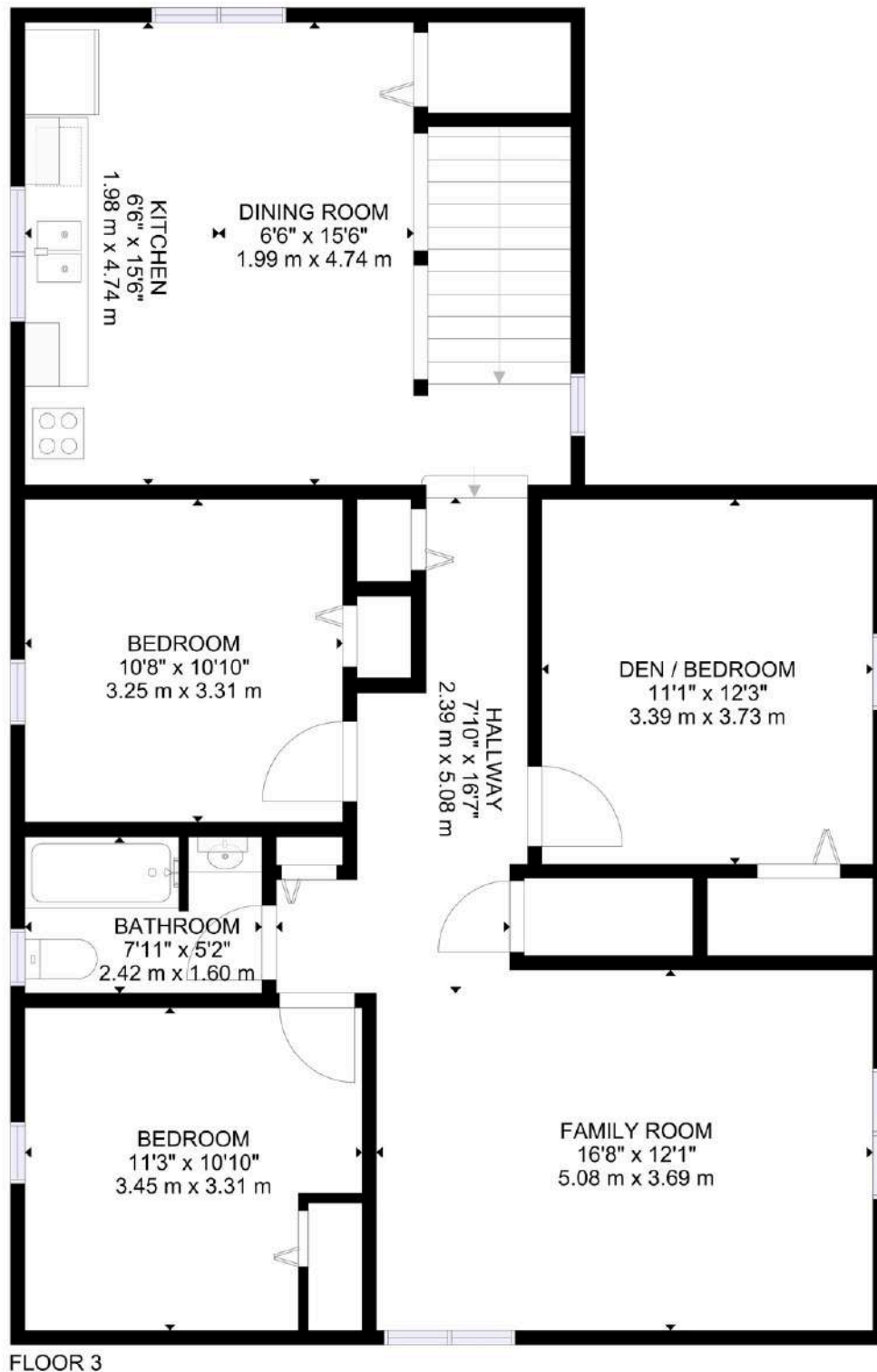
FLOOR PLAN - MAIN FLOOR



GROSS INTERNAL AREA
 FLOOR 1: 1052 sq.ft, 98 m², FLOOR 2: 1065 sq.ft, 99 m², FLOOR 3: 1089 sq.ft, 101 m²
 EXCLUDED AREA: DECK: 358 sq.ft, 33 m², DECK 2: 50 sq.ft, 5 m²
TOTAL: 3206 sq.ft, 298 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

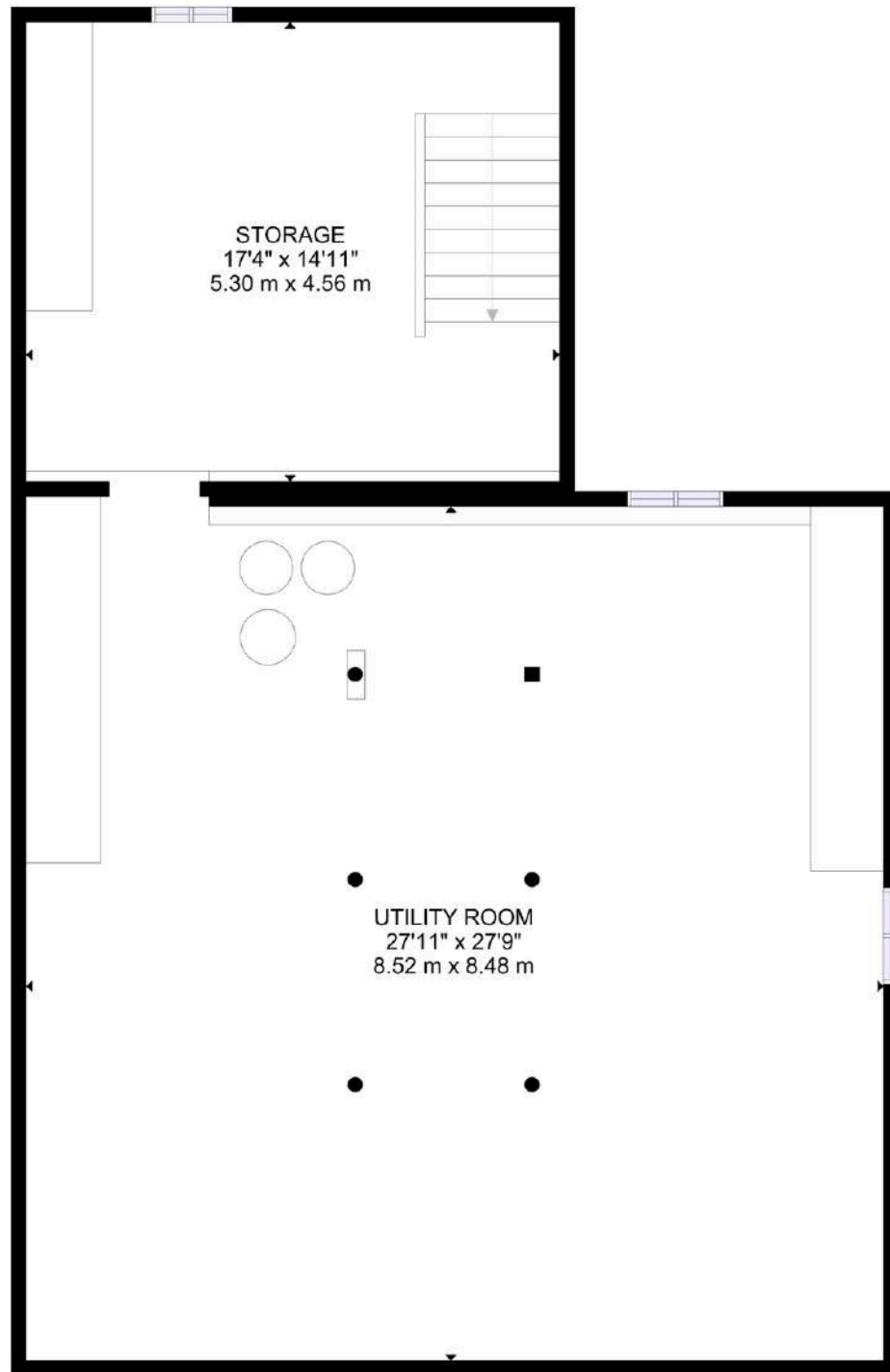
FLOOR PLAN - 2ND FLOOR



GROSS INTERNAL AREA
 FLOOR 1: 1052 sq.ft, 98 m², FLOOR 2: 1065 sq.ft, 99 m², FLOOR 3: 1089 sq.ft, 101 m²
 EXCLUDED AREA: DECK: 358 sq.ft, 33 m², DECK 2: 50 sq.ft, 5 m²
 TOTAL: 3206 sq.ft, 298 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR PLAN - BASEMENT

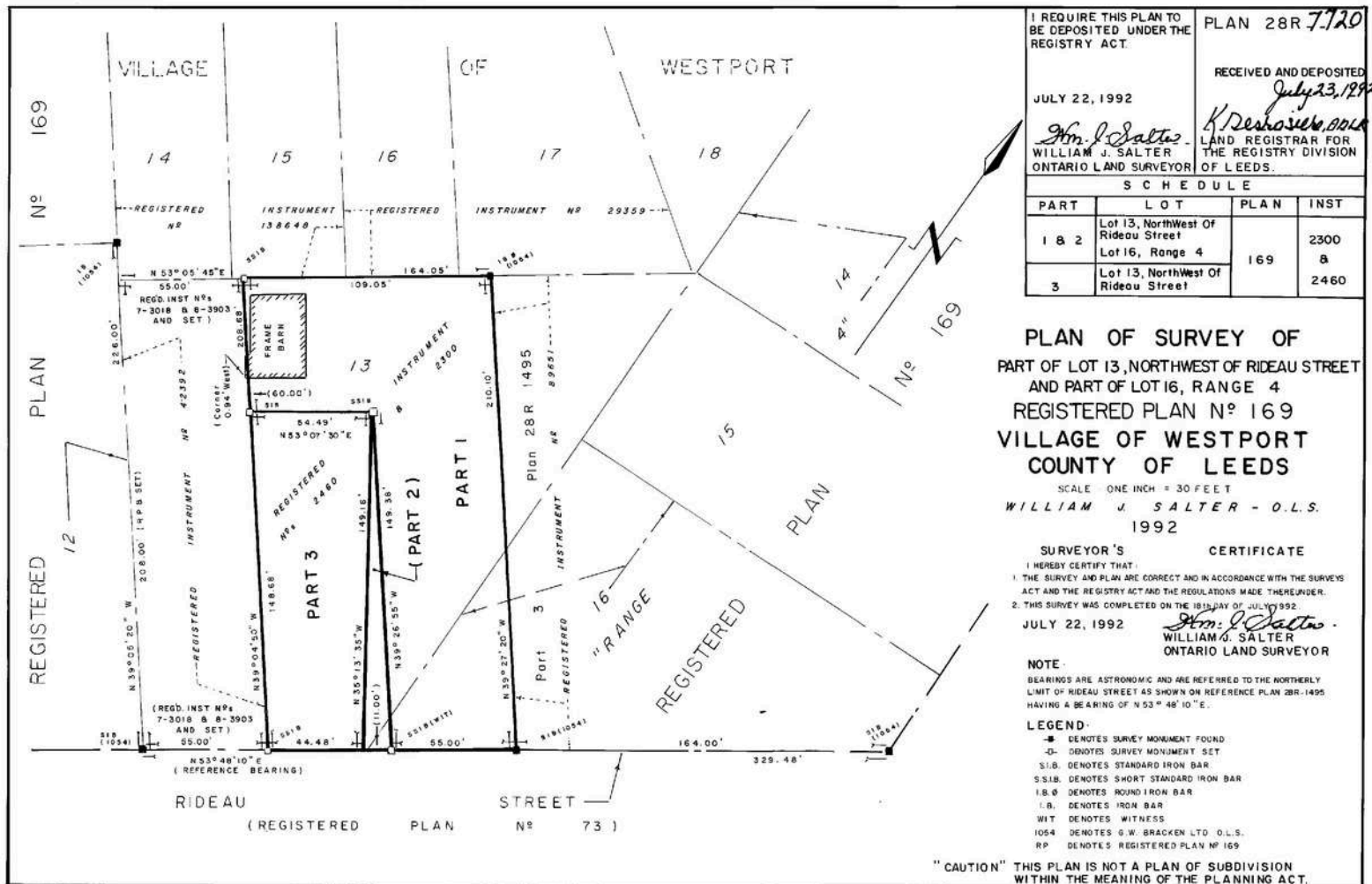


FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 1052 sq.ft, 98 m², FLOOR 2: 1065 sq.ft, 99 m², FLOOR 3: 1089 sq.ft, 101 m²
EXCLUDED AREA: DECK: 358 sq.ft, 33 m², DECK 2: 50 sq.ft, 5 m²
TOTAL: 3206 sq.ft, 298 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SURVEY



INTERACTIVE LINKS

Virtual Tour



Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=Hyuybogf2jy>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/8XDnwP4uneU>

Google Map




Scan the QR Code or Visit:
<https://maps.app.goo.gl/KueEq2PtBBXRvabB6>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/24RideauStreet/>

MLS LISTING

	24 Rideau St Westport Ontario K0G 1X0 Westport 815 - Westport Leeds and Grenville SPIS: N Taxes: \$2,981.51/2024 DOM: 0		List: \$559,000 For: Sale		
	Duplex Link: 2-Storey		Front On: N Acre: < .50	Rms: 12 Bedrooms: 5 Washrooms: 2 1x4xMain, 1x4xUpper	
	Lot: 50 x 150 Feet Irreg: Dir/Cross St: Rideau Street and Concession Street				
MLS#: X12084106 PIN#: 441020191 Fractional Ownership: N Possession Remarks: TBD					
Kitchens: 2 Fam Rm: Y Basement: Full / Unfinished Fireplace/Stv: N Heat: Baseboard / Electric A/C: None Central Vac: N Apx Age: 100+ Apx Sqft: 2000-2500 Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp: Topography: Level,Wooded/Treed Access to Property:		Exterior: Vinyl Siding Drive: Mutual Gar/Gar Spcs: None / 0 Drive Park Spcs: 2 Tot Prk Spcs: 2 None UFFI: Pool: Energy Cert: Cert Level: GreenPIS: Prop Feat: Beach, Family Room, Golf, Lake Access, Library, Place Of Worship, School		Zoning: R1 Cable TV: Y Hydro: Y Gas: N Phone: Y Water: Municipal Sewers Water Supply: Unknown Sewer: Spec Desig: Farm/Agr: Waterfront: Retirement: Oth Struct:	
Rural Services: Cell Services,Electricity Connected,Garbage Pickup,Internet High Speed,Phone Connected,Recycling Pickup,Street Lights,Telephone Available					
Municipal Road,Paved Road,Year Round Municipal Road					
#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	16.4	x12.14	Vinyl Floor
2	Living	Main	16.4	x 12.14	
3	Br	Main	15.42	x 11.15	
4	Br	Main	12.14	x 11.15	
5	Bathroom	Main	9.84	x7.87	Vinyl Floor
6	Laundry	Main	7.87	x6.89	Vinyl Floor
7	Kitchen	2nd	15.42	x 13.12	Vinyl Floor
8	Living	2nd	16.73	x 12.14	Hardwood Floor
9	Bathroom	2nd	7.55	x5.25	Vinyl Floor
10	Br	2nd	11.48	x 10.83	
11	Br	2nd	11.81	x 11.15	
12	Br	2nd	10.83	x 10.5	
Client Remks: Investment opportunity awaits in the beautiful Village of Westport! This upper and lower duplex is conveniently located within walking distance of all amenities. The main level floor plan consists of 2 bedrooms, a full bathroom, an eat-in style kitchen, a large and cozy living room and laundry room. This level is bright and full of light with a deck located by the entrance way at the side of the building. The second level consists of a 3-bedroom apartment with a large living room, full bathroom, and a kitchen located at the rear. The upper level has a private entry at the rear of the home and laundry facilities just inside of the door. The house sits on a full undeveloped basement, has a large, treed lot and is serviced by municipal water and sewer. The house has a shared laneway with the adjacent property, offering ample parking. Both units have tenants currently and 24 hours notice is required for showings.					
Extras: Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE Ph: 613-273-9595					



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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

www.gurreathomes.com
info@gurreathomes.com
(613) 273-9595

Kingston Office:
640 Cataraqui Woods Drive
Kingston, ON K7P 2Y5

Your Total Real Estate Package!