

*Village Convenience
Meets Garden Serenity*



25 George Street, Westport, ON

This exceptional home sits on a large, beautifully landscaped lot along a quiet street in the charming village of Westport.

Nestled along the shores of Upper Rideau Lake, Westport offers a vibrant lifestyle rich in heritage, dining, entertainment, and everyday amenities. This meticulously maintained bungalow sits on one of the largest lots in town, surrounded by mature trees and stunning gardens that create a peaceful, private setting. Pride of ownership is evident throughout every detail of the home. The main floor features two spacious bedrooms, two full bathrooms, and a bright open-concept layout that connects the living room, dining area, and kitchen. Just off the kitchen, a large sunroom filled with natural light provides the perfect space to relax, offering direct access to the backyard.

X12892940

\$ \$849,000

4 Bedrooms

3 Bathrooms

0.694 Acres

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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Westport, ON**

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Features

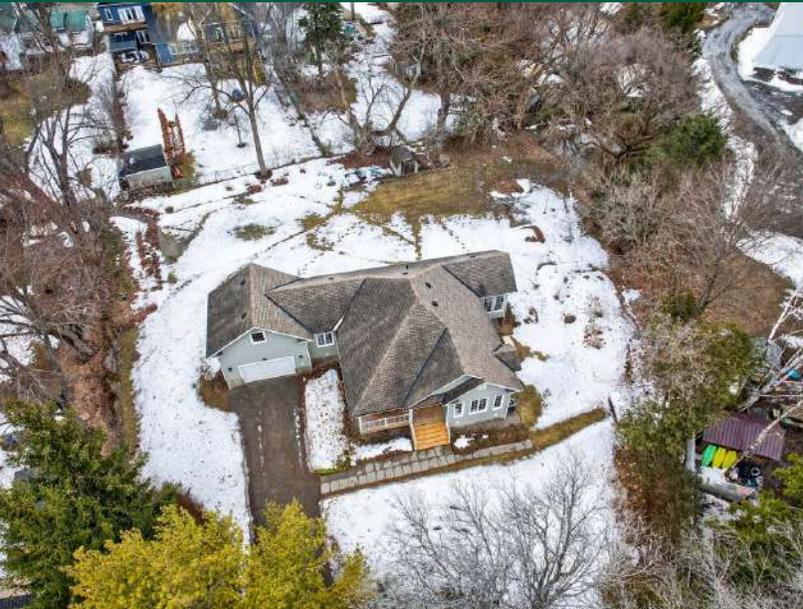
Meticulously Maintained Home in the Village of Westport

- **Prime Village Location on Upper Rideau Lake:** This exceptional home sits on a large, beautifully landscaped lot along a quiet street in the charming village of Westport. Nestled along the shores of Upper Rideau Lake, Westport offers a vibrant lifestyle rich in heritage, dining, entertainment, and everyday amenities.
- **Stunning Property with Mature Landscaping:** This meticulously maintained bungalow sits on one of the largest lots in town, surrounded by mature trees and stunning gardens that create a peaceful, private setting. Pride of ownership is evident throughout every detail of the home.
- **Spacious Main Floor Living:** The main floor features two spacious bedrooms, two full bathrooms, and a bright open-concept layout that connects the living room, dining area, and kitchen. Just off the kitchen, a large sunroom filled with natural light provides the perfect space to relax, offering direct access to the backyard. There is also a main floor laundry room and an attached 1.5-car garage.
- **Fully Finished Lower Level:** The fully finished lower level offers even more living space, complete with two additional bedrooms, a full bathroom, and a very large recreation room-ideal for family living or entertaining.
- **Quality Utilities and Backup Systems:** The utility room includes a forced air propane furnace, a propane hot water tank, a water softener, and a sump pump with battery backup. The home also has an on-demand propane generator, providing peace of mind during power outages.
- **Walk to Everything Westport Offers:** Perfectly situated, you can enjoy a short walk to the nearby park or easily access everything the town offers within minutes.
- **Beautiful Outdoor Space:** Outdoors, the property truly shines in bloom, offering a tranquil and expansive yard with plenty of space for family activities, gardening, and relaxation. This is a truly special property-a place you will be proud to call home.

Directions

- Westport to George Street. Follow to signs.

GALLERY



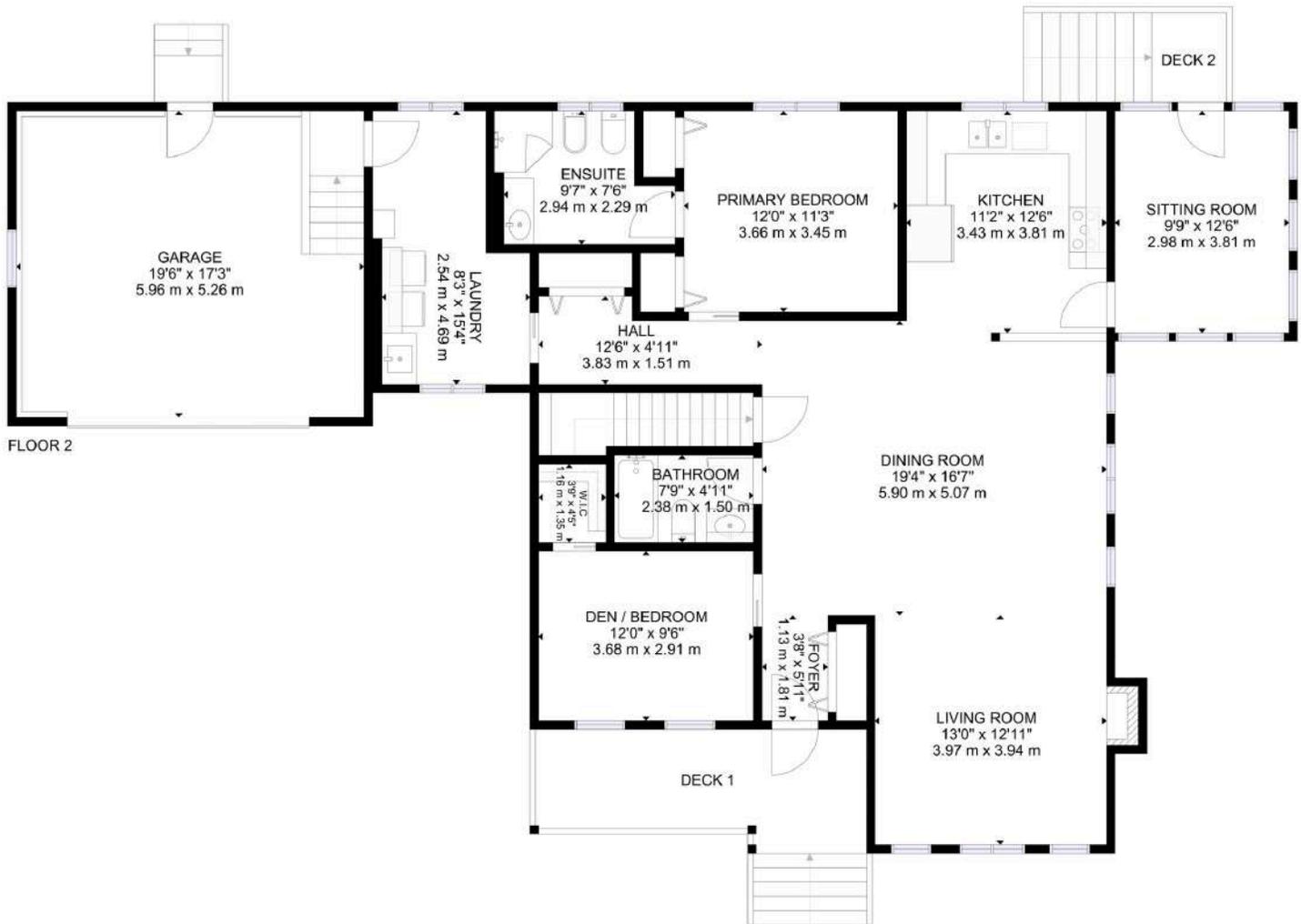
GALLERY



GALLERY



FLOOR PLAN: MAIN FLOOR

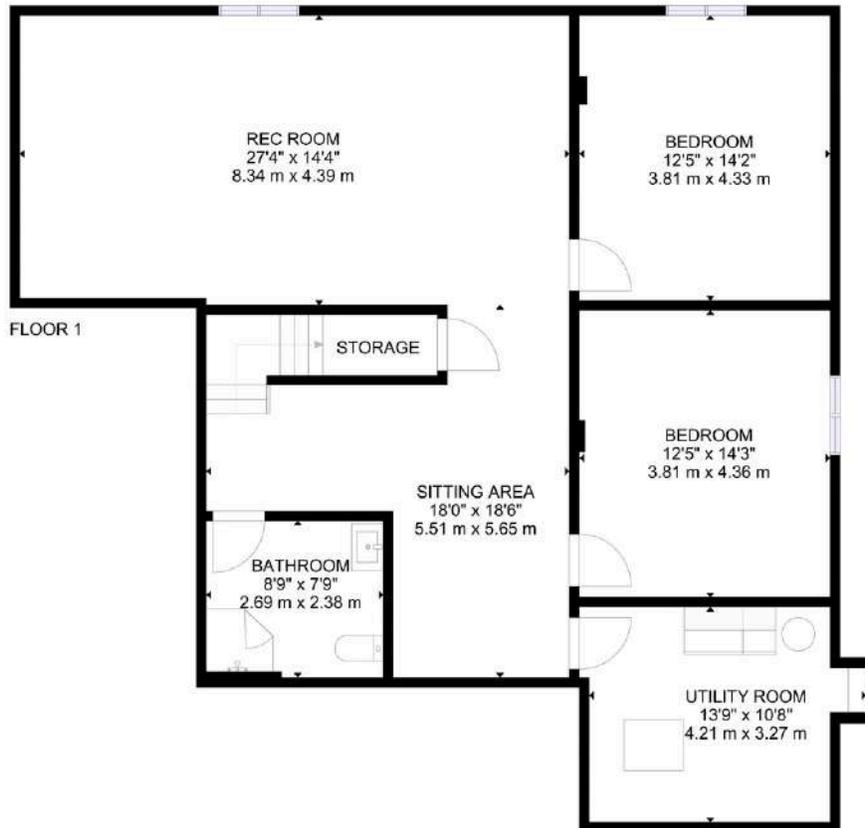


GROSS INTERNAL AREA

FLOOR 1: 1246 sq.ft, 116 m², FLOOR 2: 1467 sq.ft, 136 m² EXCLUDED AREA: DECK 1: 113 sq.ft, 10 m², GARAGE: 338 sq.ft, 31 m², DECK 2: 21 sq.ft, 2 m²
TOTAL: 2713 sq.ft, 252 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR PLAN: BASEMENT



GROSS INTERNAL AREA

FLOOR 1: 1246 sq.ft, 116 m², FLOOR 2: 1467 sq.ft, 136 m² EXCLUDED AREA: DECK 1: 113 sq.ft, 10 m², GARAGE: 338 sq.ft, 31 m², DECK 2: 21 sq.ft, 2 m²
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INTERACTIVE LINKS

Virtual Tour



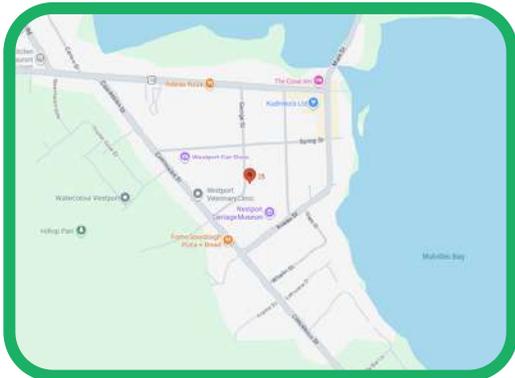
Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=3rv7nKgkax7>

Video Tour



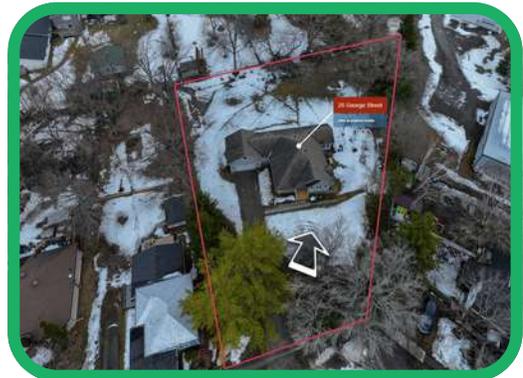
Scan the QR Code or Visit:
<https://youtu.be/wL3KtbRy9xY>

Google Maps



Scan the QR Code or Visit:
<https://maps.app.goo.gl/4UyDUkPNqiFq2H2JA>

Panorama



Scan the QR Code or Visit:
<https://360panos.org/panos/25GeorgeStreet/>

MLS LISTING



25 George St E **List: \$849,000 For: Sale**
Westport Ontario K0G 1X0
 Westport 815 - Westport Leeds and Grenville
SPIS: N **Taxes: \$6,210.19/2025** **DOM: 0**
Detached **Front On: E** **Rms: 15**
Link: N **Acre: .50-1.99** **Bedrooms: 2 + 2**
Bungalow **Washrooms: 3**
 2x4xMain, 1x3xBsmt
Lot: 89.78 x 188.22 Feet Irreg:
Dir/Cross St: George Street / Spring Street
Directions: Westport to George Street. Follow to signs.

MLS#: X12892940 **PIN#: 441020211**
Possession Remarks: TBD
Legal: LT 19 PL 169 (FORMERLY BLK E PL 73 AND FORMERLY PL 94); PT LT 18 PL 169 (FORMERLY BLK E PL 73 AND FORMERLY PL 94) PT 1 28R12661; WESTPORT

Kitchens: 1 Fam Rm: N Basement: Full / Finished Fireplace/Stv: Y Heat: Forced Air / Propane A/C: Central Air Central Vac: Y Apx Age: Year Built: 2008 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp: Topography: Flat, Wooded/Treed	Exterior: Vinyl Siding Gar/Gar Spcs: Attached / 1 Park/Drive: Drive: Private Double Drive Park Spcs: 4 Tot Prk Spcs: 5 UFFI: None Pool: Energy Cert: Cert Level: GreenPIS: Prop Feat: Beach, Central Vacuum, Fireplace/Stove, Golf, Park, Place Of Worship, School, Wooded/Treed Exterior Feat: Privacy, Year Round Living Interior Feat: Auto Garage Door Remote, Central Vacuum, ERV/HRV, Generator - Partial, Primary Bedroom - Main Floor, Sump Pump, Water Softener Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Y Hydro: Y Gas: N Phone: Y Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Under Contract: Hot Water Tank-Propane, Propane Tank HST Applicable to: Not Subject to HST Sale Price: Oth Struct: Garden Shed Survey Year: 2006 Survey Type: Available
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	5.25	x3.61	Tile Floor
2	Living	Main	12.8	x12.8	Hardwood Floor
3	Dining	Main	19.36	x16.4	Hardwood Floor
4	Bathroom	Main	7.87	x4.92	4 Pc Bath
5	2nd Br	Main	12.14	x9.35	Hardwood Floor
6	Kitchen	Main	12.14	x11.15	Tile Floor
7	Sunroom	Main	12.14	x9.51	Laminate
8	Prim Bdrm	Main	12.24	x10.96	Hardwood Floor
9	Bathroom	Main	9.84	x7.22	4 Pc Ensuite
10	Laundry	Main	14.76	x8.2	Tile Floor
11	Bathroom	Bsmt	8.53	x7.61	3 Pc Bath
12	3rd Br	Bsmt	14.11	x11.91	Laminate
13	4th Br	Bsmt	14.11	x11.91	Laminate
14	Rec	Bsmt	32.81	x14.11	Tile Floor
15	Utility	Bsmt	11.48	x10.5	Concrete Floor

Client Remks: This exceptional home sits on a large, beautifully landscaped lot along a quiet street in the charming village of Westport. Nestled along the shores of Upper Rideau Lake, Westport offers a vibrant lifestyle rich in heritage, dining, entertainment, and everyday amenities. This meticulously maintained bungalow sits on one of the largest lots in town, surrounded by mature trees and stunning gardens that create a peaceful, private setting. Pride of ownership is evident throughout every detail of the home. The main floor features two spacious bedrooms, two full bathrooms, and a bright open-concept layout that connects the living room, dining area, and kitchen. Just off the kitchen, a large sunroom filled with natural light provides the perfect space to relax, offering direct access to the backyard. There is also a main floor laundry room and an attached 1.5-car garage. The fully finished lower level offers even more living space, complete with two additional bedrooms, a full bathroom, and a very large recreation room-ideal for family living or entertaining. The utility room includes a forced air propane furnace, a propane hot water tank, a water softener, and a sump pump with battery backup. The home also has an on-demand propane generator, providing peace of mind during power outages. Perfectly situated, you can enjoy a short walk to the nearby park or easily access everything the town offers within minutes. Outdoors, the property truly shines in bloom, offering a tranquil and expansive yard with plenty of space for family activities, gardening, and relaxation. This is a truly special property-a place you will be proud to call home.

Inclusions: Fridge, stove, washer, dryer, dishwasher, microwave, grey wardrobe, all window coverings, Generac generator, handmade Pewter chandelier in dining room, blue wardrobe in the basement bedroom

Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE **Ph:** 613-273-9595



Questions? Contact us:

Tammy & Heath Gurr

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