



*Stunning Century Home in Westport!
Waterfront Views, 3+ Beds, &
Detached Guest Cottage*

26 Bedford Street, Westport, ON

Stunning century home in the Village of Westport.

This home is absolutely impressive in every way and is located on a large lot with stunning views over the Westport Mill Pond, and Foley Mountain. The two story, red brick home was built circa 1900 and has been tastefully updated and is in superb condition. The floor plan of this home consists of a large foyer with powder room, a bright and spacious kitchen with an attached formal dining room and direct access out to a screened-in covered porch, which is a perfect spot for relaxing dinners. From the dining room, you enter into a beautiful living room with a corner propane fireplace. Behind the kitchen is a cozy family room with its own corner propane fireplace. This room also has direct access to a second screened-in covered porch with terrific views over the backyard and Mill Pond.

X12120475

\$ \$849,000

3 Bedrooms

4 Bathrooms

3169 Sq Ft

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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(613) 273-9595



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Westport, ON**

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Features

Stunning century home in the Village of Westport.

- This home is absolutely impressive in every way and is located on a large lot with stunning views over the Westport Mill Pond, and Foley Mountain.
- The two story, red brick home was built circa 1900 and has been tastefully updated and is in superb condition.
- The floor plan of this home consists of a large foyer with powder room, a bright and spacious kitchen with an attached formal dining room and direct access out to a screened-in covered porch, which is a perfect spot for relaxing dinners. From the dining room, you enter into a beautiful living room with a corner propane fireplace. Behind the kitchen is a cozy family room with its own corner propane fireplace. This room also has direct access out to a second screened-in covered porch with terrific views over the backyard and Mill Pond. Just in from the foyer is a set of stairs that brings you to the separate second level which has a large room currently set up as an office but could be a 4th bedroom.
- Up the main set of stairs in the centre of the home leads you to the second level where you will find three large bedrooms and a full bathroom with a laundry area and attached storage room. Two of these bedrooms have their own 3-pc ensuite making it convenient for your family or guests. Outside you will find beautiful landscaping, a private backyard and a large, insulated cottage.
- The cottage has a main floor living room with a free-standing propane fireplace, a small kitchen and a laundry area. Upstairs, you will find a full bathroom, two bedroom areas with one having a deck looking out across the pond and Foley Mountain.
- Behind the cottage is a private yard that has deeded access through from the rear parking lot of the Town Hall.
- All the amenities you need are located within walking distance of this home. Walk to the Upper Rideau Lake harbour, to the beach on Sand Lake or enjoy some of the unique shopping dining opportunities available in the village.

Directions

- Main Street & Bedford Street

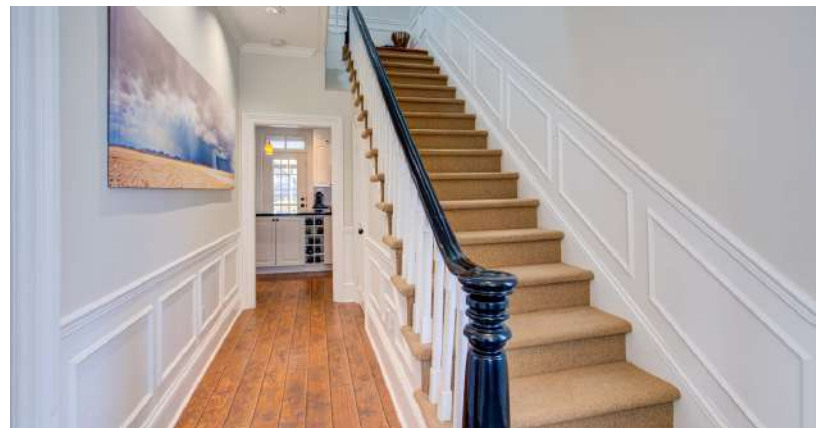
INCLUSIONS & EXCLUSIONS

Inclusions

- 3 Stoves/Ovens
- 3 Fridges
- Built in Microwave
- 2 Washer/Dryer
- 4 Hot Water Tanks
- Dehumidifier
- Central Vacuum
- All Window Coverings
- Kitchen Stools
- Office Furniture (2 Desks & 2 Chairs)
- 3 Beds (Cottage)
- Couch

Exclusions

- Main Bedroom Furniture
- Living Room Furniture
- Wine Fridges
- Kitchen Hutch
- Antique Desk and Telephone Table
- 2 Wooden Rocking Chairs



MORE INFORMATION

Recent Updates

- Generator (2021)
- New Cottage Windows (2021)
- Roof & Eaves (2022)
- Office & Storage Space (2022)
- Vinyl Siding – Front & Back Addition (2023)
- New Wooden Steps – Front & Back (2023)
- New Entryway Tile – Both Entrances (2023)
- In-Floor Heating – Back Entrance (2023)
- Main Floor Bathroom Upgrade (2023)
- New Doors (Front + Transom & Side Entrance) (2023)
- 2 New Glass Skylights (2023)
- Full Interior Freshly Painted (April 2025)

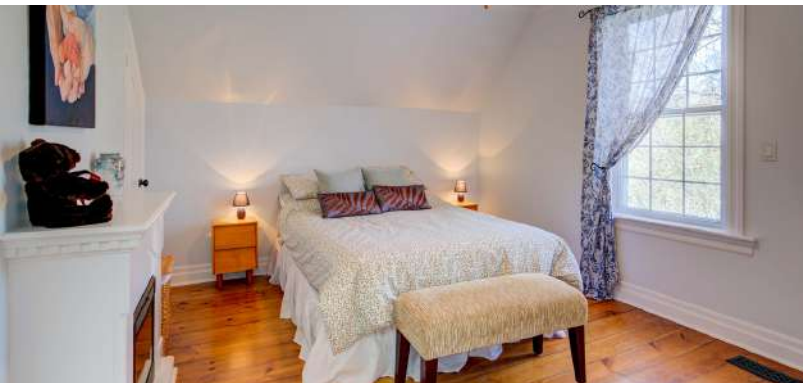
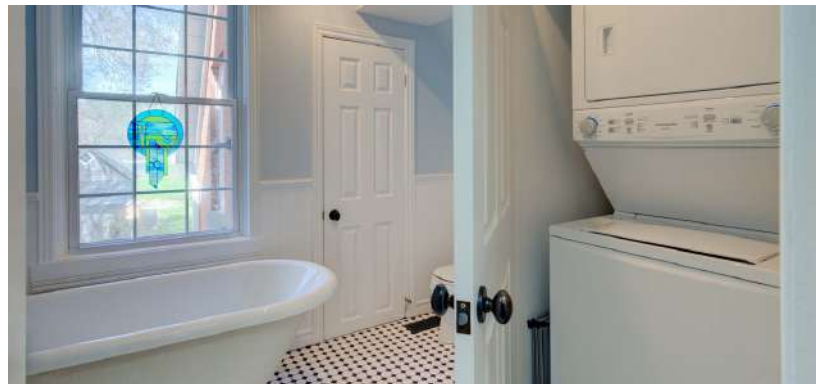
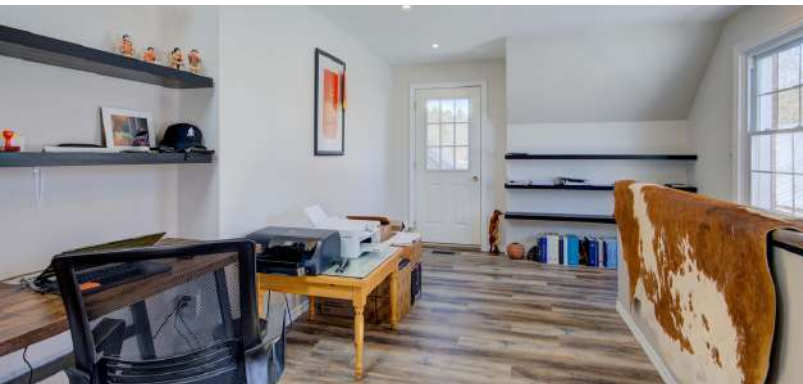
Serviced for 2025

- Furnace
- Generator
- HVAC System
- Fireplaces (Including Cottage)
- 4 Propane Tanks (3 House, 1 Cottage)

Utility Costs (Approximate Annual Estimates)

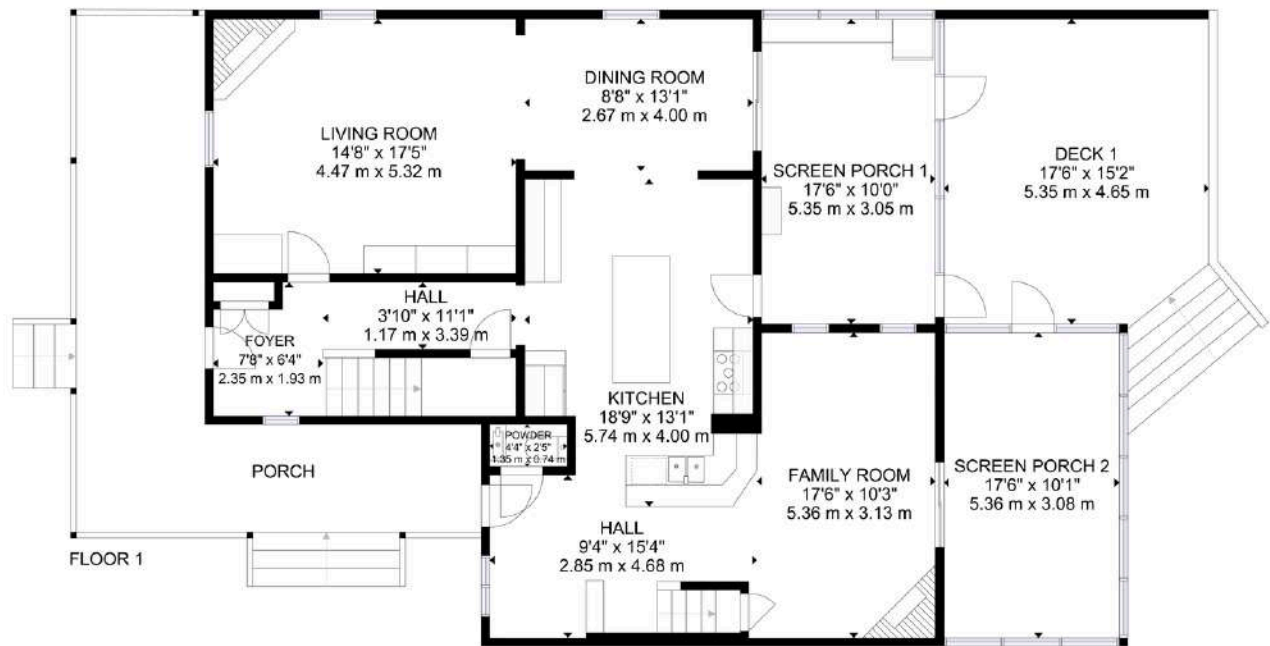
- Water (Village of Westport Utilities): \$1,800.19/year (April 2024 – April 2025)
- Hydro/Electricity (Rideau St. Lawrence): \$1,724.86/11 months (May 2024 – April 2025)
- Propane (Rosebush Energies): \$2,123.13 (2024)

Note: Heating was maintained at 19°C during winter absences (Jan–Feb 2024 & 2025).

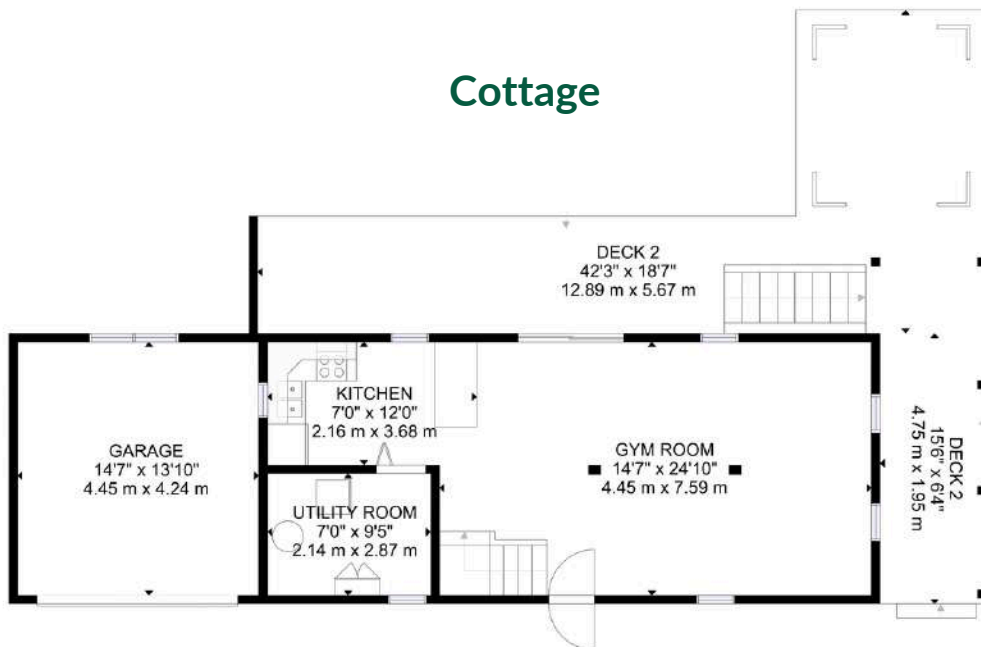


FLOOR PLAN 1/2

Main Building



Cottage



GROSS INTERNAL AREA

FLOOR 1: 1596 sq.ft, 148 m², FLOOR 2: 1563 sq.ft, 145 m²

EXCLUDED AREA: PORCH: 319 sq.ft, 30 m², GARAGE: 203 sq.ft, 19 m², DECK 1: 260 sq.ft, 24 m², DECK 2: 519 sq.ft, 48 m², DECK 3: 130 sq.ft, 12 m², SCREEN PORCH 1: 176 sq.ft, 16 m², SCREEN PORCH 2: 178 sq.ft, 16 m²
TOTAL: 3159 sq.ft, 293 m²

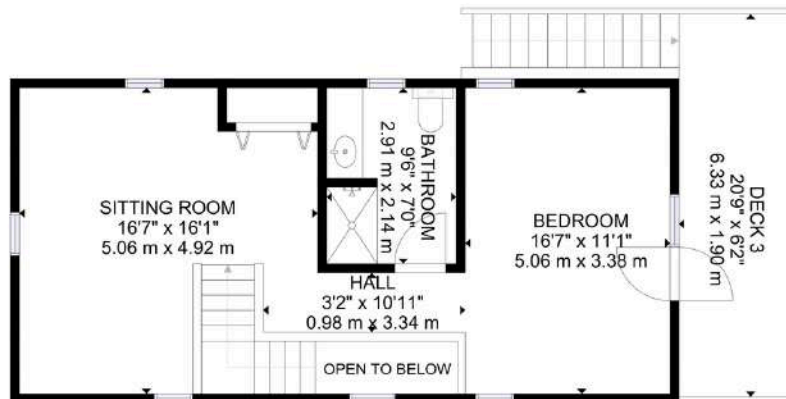
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR PLAN 2/2

Main Building



Cottage



GROSS INTERNAL AREA

FLOOR 1: 1596 sq.ft, 148 m², FLOOR 2: 1563 sq.ft, 145 m²

EXCLUDED AREA: PORCH: 319 sq.ft, 30 m², GARAGE: 203 sq.ft, 19 m², DECK 1: 260 sq.ft, 24 m², DECK 2: 519 sq.ft, 48 m², DECK 3: 130 sq.ft, 12 m², SCREEN PORCH 1: 176 sq.ft, 16 m², SCREEN PORCH 2: 178 sq.ft, 16 m²
TOTAL: 3159 sq.ft, 293 m²

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

PLAN OF SURVEY OF PART OF LOTS 4, 5, 6, 7 AND 8 NORTH SIDE OF BEDFORD STREET REGISTERED PLAN 163 VILLAGE OF WESTPORT COUNTY OF LEEDS

SCALE 1" = 50'
BRUCE W. KERR, O.L.S.
1989

PLANNED AND ESTABLISHED, UNLESS FROM THE RECORDS OF THE VILLAGE OF WESTPORT, LEEDS, ON THE 15th DAY OF SEPTEMBER 1989, BY ME AS A SURVEYOR OF THE PROVINCE OF ONTARIO.

SURVEYING CERTIFICATE:
 I, **BRUCE W. KERR**, O.L.S.,
 a duly qualified and licensed surveyor and
 a duly qualified and licensed land surveyor,
 do hereby certify that the above is a true and correct
 copy of the original survey and the measurements
 thereon as the same were taken and reduced to
 mean sea level.

BRUCE W. KERR
 O.L.S.
 ONSHORE LAND SURVEYOR

LEGEND

1	BOUNDARY	10	STREET
2	ADJACENT	11	ADJACENT
3	ADJACENT	12	ADJACENT
4	ADJACENT	13	ADJACENT
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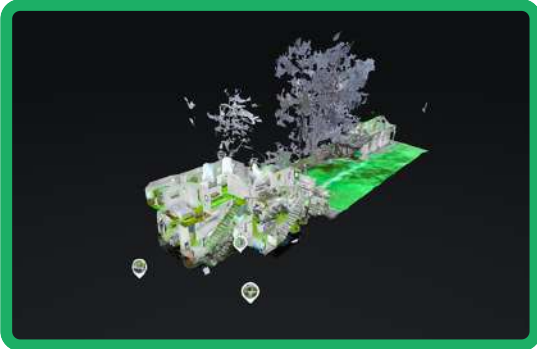


AERIAL IMAGES



INTERACTIVE LINKS

Virtual Tour



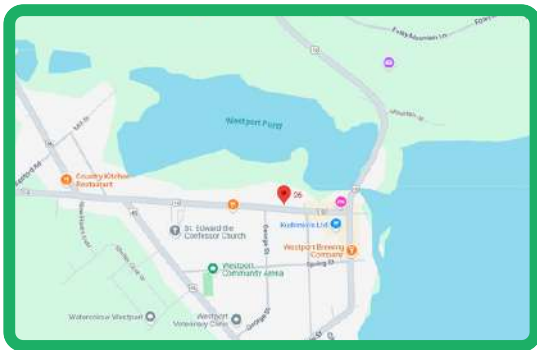
Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=F8eKCMJocSA>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/Kx5a2iFyy2M>

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/GNp2eMjEPi7hygk78>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/26BedfordStreet1/>

MLS LISTING



26 Bedford St Westport Ontario K0G 1X0 Westport 815 - Westport Leeds and Grenville		List: \$849,000 For: Sale	
SPIS: N	Taxes: \$6,671.35/2024	DOM: 0	
Detached Link: N 2-Storey	Front On: N Acre: < .50	Rms: 15 Bedrooms: 3 Washrooms: 4 1x2xMain, 3x3x2nd	
Lot: 52.99 x 222.95 Feet Irreg: Dir/Cross St: Main Street & Bedford Street			

MLS#: X12120475 **PIN#:** 441020346

Possession Remarks: TBD

Kitchens: 1 Fam Rm: Y Basement: Full / Unfinished Fireplace/Stv: Y Heat: Forced Air / Propane A/C: Central Air Central Vac: Y 3000-3500 Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Upper Phys Hdcap-Eqp: Topography: Rolling, Wooded/Treed	Exterior: Brick / Vinyl Siding Drive: Pvt Double Gar/Gar Spcs: None / 0 Drive Park Spcs: 4 Tot Prk Spcs: 4 UFFI: Pool: 4 Energy Cert: None Cert Level: GreenPIS: Prop Feat: Beach, Central Vacuum, Family Room, Fireplace/Stove, Golf, Lake Access, Library, School, Wooded/Treed	Zoning: R1 Cable TV: A Hydro: Y Gas: N Phone: Y Water: Municipal Water Supply: Sewers Sewer: Unknown Spec Desig: None Farm/Agr: Waterfront: Retirement: Oth Struct: Aux Residences, Garden Shed
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Docking Type: None

Waterfront: None

Easements/Restrict: Easement, Unknown

Rural Services:

Cable Available, Cell Services, Electricity Connected, Garbage Pickup, Internet High Speed, Recycling Pickup, Street Lights, Telephone Available

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Foyer	Main	17.39	x7.55	Tile Floor	Laminate
2	Living	Main	17.72	x 14.76	Laminate	
3	Dining	Main	13.12	x 8.86	Laminate	
4	Kitchen	Main	17.72	x12.8	Laminate	W/O To Porch
5	Foyer	Main	9.51	x5.25	Tile Floor	2 Pc Bath
6	Bathroom	Main	4.59	x1.97	Tile Floor	W/O To Porch
7	Family	Main	17.06	x9.51	Laminate	W/O To Balcony
8	Office	2nd	19.36	x10.83	Laminate	3 Pc Bath
9	Bathroom	2nd	9.84	x7.55	Tile Floor	Fireplace
10	Other	2nd	9.51	x 5.58	Laminate	Combined W/Laundry
11	Prim Bdrm	2nd	13.12	x10.17	Hardwood Floor	
12	Bathroom	2nd	6.23	x5.91	Tile Floor	3 Pc Ensuite
13	2nd Br	2nd	9.84	x9.19	Wood Floor	
14	3rd Br	2nd	12.8	x11.15	Wood Floor	
15	Bathroom	2nd	5.91	x5.91	Tile Floor	3 Pc Ensuite

Client Remks: Stunning century home in the Village of Westport. This home is absolutely impressive in every way and is located on a large lot with stunning views over the Westport Mill Pond, and Foley Mountain. The two story, red brick home was built circa 1900 and has been tastefully updated and is in superb condition. The floor plan of this home consists of a large foyer with powder room, a bright and spacious kitchen with an attached formal dining room and direct access out to a screened-in covered porch, which is a perfect spot for relaxing dinners. From the dining room, you enter into a beautiful living room with a corner propane fireplace. Behind the kitchen is a cozy family room with its own corner propane fireplace. This room also has direct access to a second screened-in covered porch with terrific views over the backyard and Mill Pond. Just in from the foyer is a set of stairs that brings you to the separate second level which has a large room currently set up as an office but could be a 4th bedroom. Up the main set of stairs in the centre of the home leads you to the second level where you will find three large bedrooms and a full bathroom with a laundry area and attached storage room. Two of these bedrooms have their own 3-pc ensuite making it convenient for your family or guests. Outside you will find beautiful landscaping, a private backyard and a large, insulated cottage. The cottage has a main floor living room with a free-standing propane fireplace, a small kitchen and a laundry area. Upstairs, you will find a full bathroom, two bedroom areas with one having a deck looking out across the pond and Foley Mountain. Behind the cottage is a private yard that has deeded access through from the rear parking lot of the Town Hall. All the amenities you need are located within walking distance of this home. Walk to the Upper Rideau Lake harbour, to the beach on Sand Lake or enjoy some of the unique shopping dining opportunities available in the village.

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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Your Total Real Estate Package!