

PRICE
REDUCED

Live on the lake. Work
from the water. The
village at your door.



29 Main St., Westport, ON

Beautiful home sitting on the western shore of Upper Rideau Lake!

This 3+ story home is bright & modern throughout & has been totally renovated over the past 2 years. At the front of the home is a breakfast nook with built-in storage benches & located right next to the gourmet kitchen. This kitchen boasts a 48" Forno gas stove, a 9' island with dishwasher, microwave & wine fridge. The opposite side of the kitchen has a large coffee bar, plenty of storage cabinets & quartz countertops. There is a hidden pantry cleverly located behind a shelving unit that pulls out when access is needed. There is a large living room, a 2pc bathroom, laundry area & a dining room with a wood stove & views over the backyard.

X12439283

\$ \$1,149,000

4 Bedrooms

4 Bathrooms

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

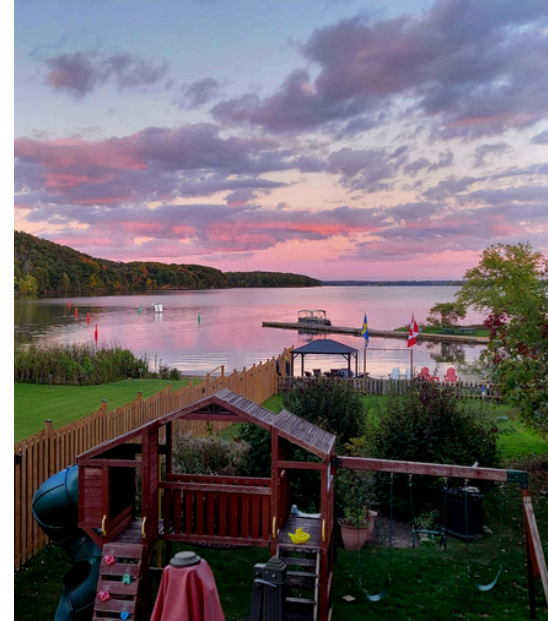


Not intended to solicit clients under contract. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Table of Contents

29 Main St., Westport, ON

Features	3
More Information	4
Floor Plans	7
Aerial Images	9
Interactive Links	10
MLS Listing	11
Contact Information	12



Features

Beautiful Waterfront Home in the Village of Westport

- Beautiful home sitting on the western shore of Upper Rideau Lake! This 3+ story home is bright & modern throughout & has been totally renovated over the past 2 years.
- **The Gourmet Kitchen:** At the front of the home is a breakfast nook with built-in storage benches & located right next to the gourmet kitchen. This kitchen boasts a 48" Forno gas stove, a 9' island with dishwasher, microwave & wine fridge. The opposite side of the kitchen has a large coffee bar, plenty of storage cabinets & quartz countertops. There is a hidden pantry cleverly located behind a shelving unit that pulls out when access is needed.
- **The Main Floor:** There is a large living room, a 2pc bathroom, laundry area & a dining room with a wood stove & views over the backyard.
- **The Second Floor:** Upstairs on the next level is a girls dream bedroom that has an attached 3pc bathroom. Down the hall there is a 4pc bathroom, an additional bedroom & an office with a sitting room that overlooks the lake. This space could be utilized as a bedroom as well. There is access to the main floor from this area via the back stairs.
- **The Third Floor Primary Suite:** Heading up to the 3rd level you will find yourself in a spacious bedroom suite with a custom built 5pc ensuite bath. This modern and bright bathroom offers a large custom shower built for two that has stunning views over the lake & Foley Mountain.
- **The Turret:** From this 3rd floor bedroom there is a set of pull-down stairs that can be lowered down to allow access to the turret on the upper most level. This turret has a daybed in place and offers a 360-degree panoramic view of the lake, mountain and the village of Westport.
- **Basement & Garage:** There is a full basement for storage & utilities & an attached garage that is currently being used as living space.
- **The Backyard & Waterfront:** The backyard is fenced with gates for easy access & safety by the water and is nicely landscaped with a stone patio with a propane stone fireplace, a playground area, hot tub, gazebo by the water, large dock plus a storage shed.
- **A Rare Gem:** This property is a rare gem found in a waterfront town!

Directions

- Main Street / Bedford Street

A CENTURY-OLD LEGACY, REBORN FOR MODERN LUXURY

Historic Waterfront Estate

3,200 Sq. Ft. | 3 Floors + Iconic Turret | 2023 Full Renovation

Originally built in the early 1900s, this architecturally significant property has been **completely reimagined** in 2023 with no expense spared. Every inch—from the studs to the rooftop turret—was meticulously upgraded, blending historic charm with cutting-edge comforts. Situated on Upper Rideau Lake, the home offers **direct water access, smart home systems, and designer finishes**, all within walking distance to Westport's vibrant village center.

Property Highlights

- **3,200 sq. ft. of Luxury:** 3 floors + turret + unfinished basement (equal to main floor size)
- **Total Renovation:** Stripped to studs; new insulation, wiring, windows, and premium mechanicals
- **Waterfront Lifestyle:** Private dock, lakeside gazebo, hot tub, and child-safe fenced yard
- **Smart Home Ready:** WiFi thermostats, soundproofing, and high-speed fibre internet

Main Floor – Designed for Entertaining

Gourmet Chef's Kitchen:



- **48" Forno Gas Range** with professional-grade ventilation
- **9' Quartz Island** with Bosch SuperSilent dishwasher (40 dBA), Sharp microwave drawer, and beverage fridge
- **Hidden Walk-In Pantry** concealed behind a custom bookcase door
- **8' Coffee Bar** with glass-front cabinets and under-counter lighting

Living Spaces:



- **Great Room:** Open-concept layout with in-floor outlets for powered furniture and hidden TV wiring
- **Dining Room:** Jotul F500 Oslo wood stove and floor-to-ceiling windows framing lake views
- **Mudroom:** Samsung FlexZone fridge, laundry hookups (white machines included), and 2pc bath with whisper-quiet fan

Exceptional Details:



- New grey-brown hardwood floors (except mudroom)
- Spray foam insulation and soundproofed ceilings
- Front façade stonework and acoustic fencing for privacy

MORE INFORMATION

Second Floor – Private Retreats

Front Bedroom:



- **Spa-Like 3pc Ensuite:** LED-lit waterfall faucet, anti-fog mirror, and glass-enclosed shower
- **Walk-In Closet** with frosted window and custom shelving



Guest Accommodations:



- **Second Bedroom** with mirrored sliding closet doors
- **3pc Guest Bath:** Soaker tub with curved glass door and luxury vinyl flooring
- **Flex Room:** Bedroom/sitting area with French doors and backstairs access



Third Floor – Owner's Sanctuary

Primary Spa Bathroom:



- **His-and-Hers Rain Showers** with independent temperature controls
- **Dual Vanities (36" and 42")** and separate water closets
- **Floor-to-Ceiling Windows** overlooking the lake

Bedroom Suite:



- Space for king bed + sitting area
- Original wide-plank grey-stained hardwood floors
- Remote-controlled ceiling fan

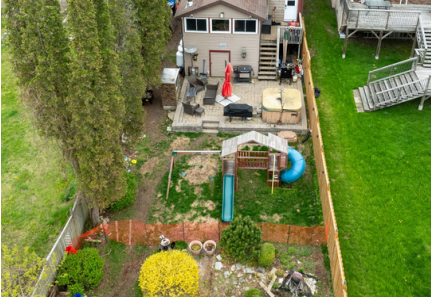
The Turret – A Unique Escape:



- Accessed by drop-down ladder
- Daybed with 360° views of Upper Rideau Lake and Foley Mountain
- Dedicated HVAC and ceiling fan

MORE INFORMATION

Outdoor Paradise Lakefront Amenities:



- **60' Dock** with cement base and MuckMat Pro lake entry system
- **Sojag Gazebo (14'x12')** for shaded lakeside lounging
- **Stone Patio** with propane fireplace and Tempest torch lighting



Family-Friendly Features:



- Fully fenced yard with 3 gates
- Children's playground and storage shed
- Hot tub (as-is condition)



Premium Mechanical Systems

- **Dual-Zone HVAC:**
 - Main floor: Rheem R95 furnace (60,000 BTU) with 3-ton heat pump coil
 - Second floor: Rheem R96V variable-speed furnace + RP17 3-stage heat pump
- **Tankless Hot Water:** Rinnai 199,000 BTU propane system with recirculation pump
- **Whole-Home Air Purification:** Lennox PureAir system
- **Water Softener** and Rheem EcoNet smart thermostats

Why This Home is Unique

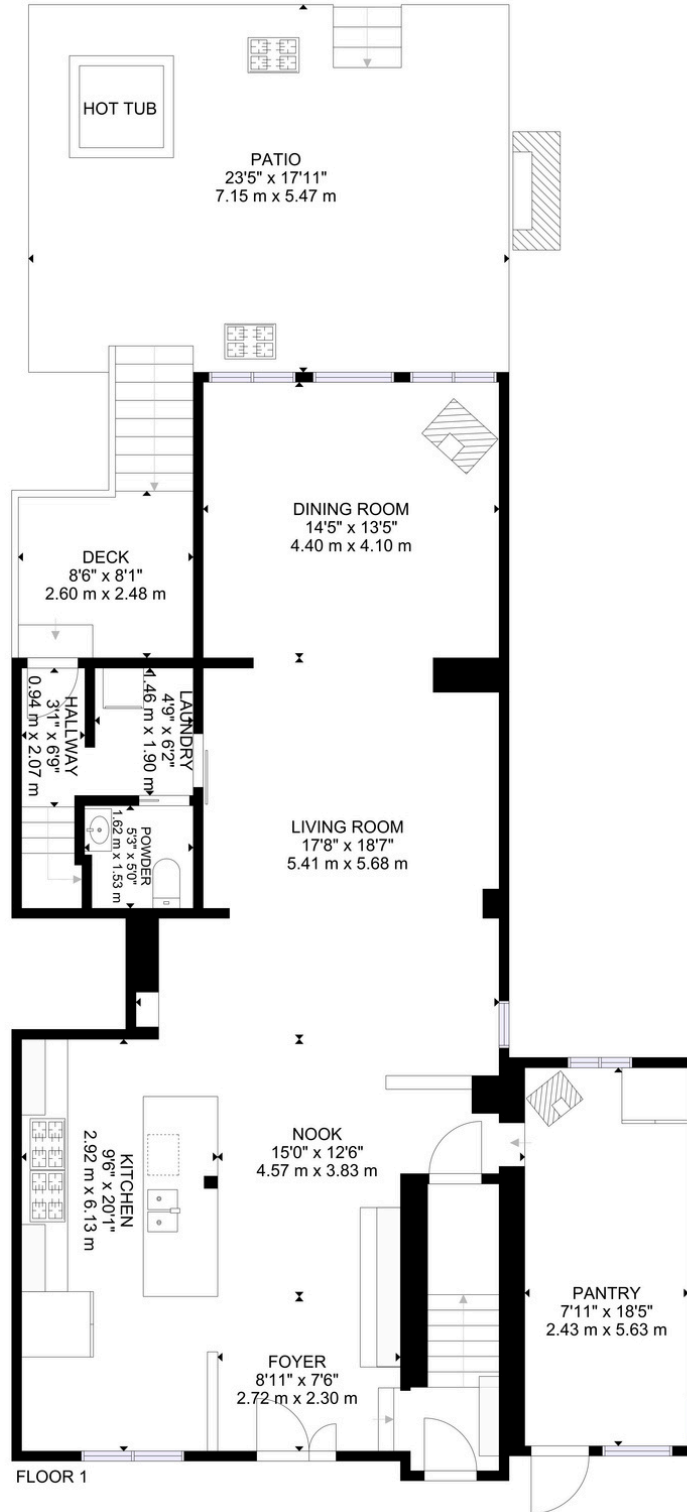
- **Turnkey Luxury:** All furnishings and appliances included (except blue laundry machines)
- **Income Potential:** Ideal as a short-term rental with separate living zones
- **Walk-to-Town Convenience:** Steps from Westport's shops, restaurants, and marinas

Exclusions

- Washer dryer on main floor
- Two freezers in the basement
- The fridge in the garage
- Black outdoor firepit down by the lake



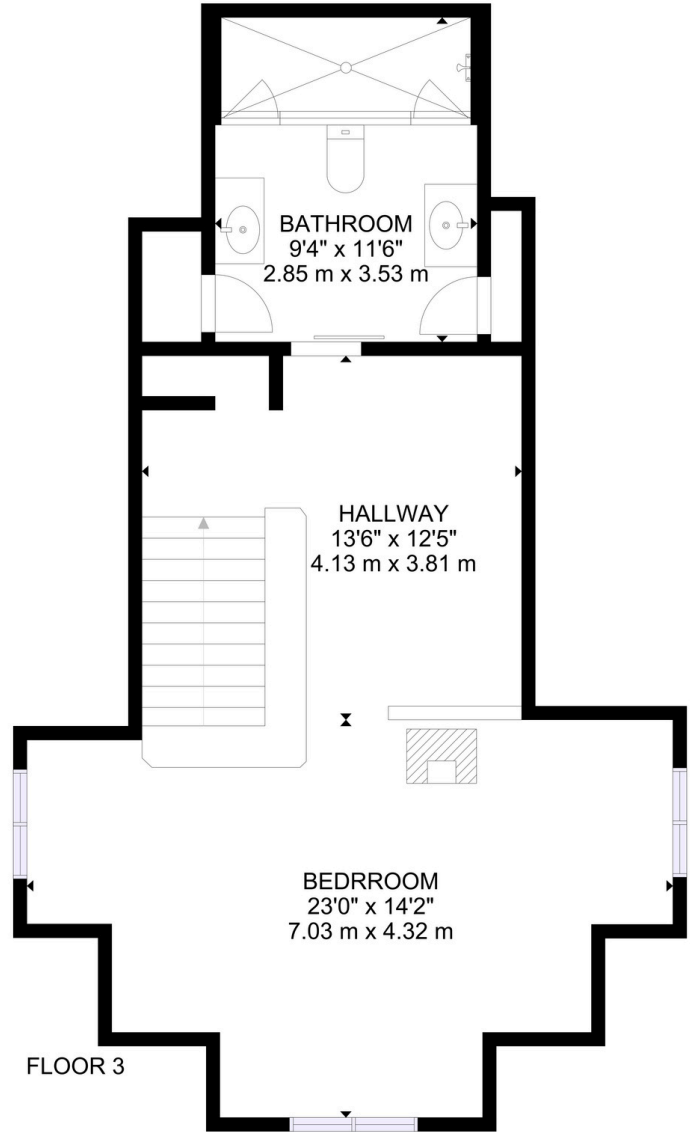
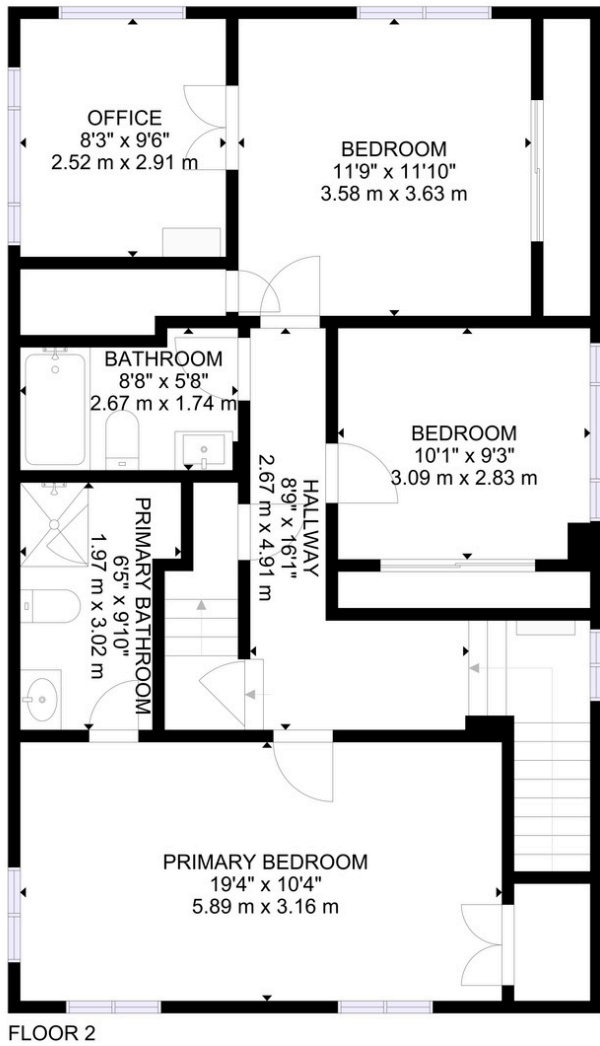
FLOOR PLAN 1/2



GROSS INTERNAL AREA
 FLOOR 1: 1232 sq.ft, 114 m², FLOOR 2: 901 sq.ft, 84 m², FLOOR 3: 567 sq.ft, 53 m²
 EXCLUDED AREA: DECK: 68 sq.ft, 6 m², PATIO: 406 sq.ft, 38 m²
 TOTAL: 2700 sq.ft, 251 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

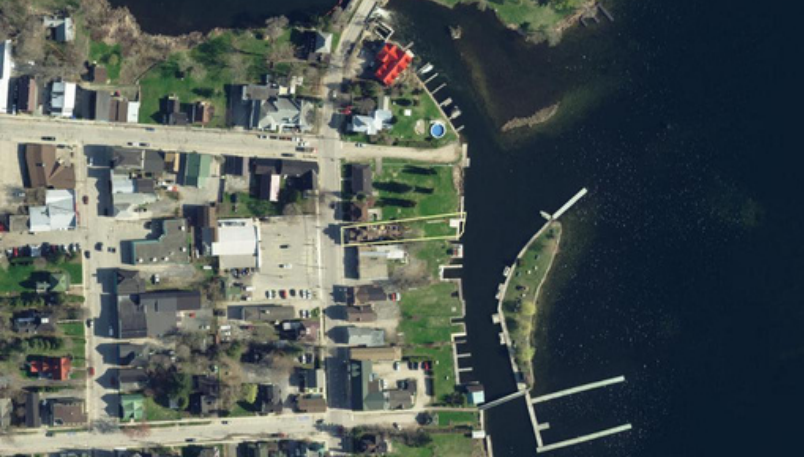
FLOOR PLAN 2/2



GROSS INTERNAL AREA
 FLOOR 1: 1232 sq.ft, 114 m², FLOOR 2: 901 sq.ft, 84 m², FLOOR 3: 567 sq.ft, 53 m²
 EXCLUDED AREA: DECK: 68 sq.ft, 6 m², PATIO: 406 sq.ft, 38 m²
 TOTAL: 2700 sq.ft, 251 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

AERIAL IMAGES



INTERACTIVE LINKS

Virtual Tour



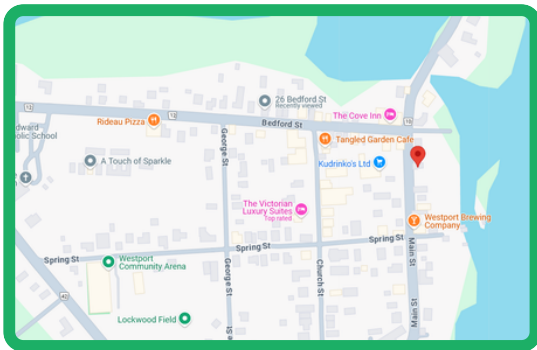
Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=wstSvSnCebz>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/Ls4g5eIq1qI>

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/2iiceKygREbY62Ub7>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/29Mainstreetwestport/>

MLS LISTING



29 Main St
Westport Ontario K0G 1X0
 Westport 815 - Westport Leeds and Grenville
SPIS: N **Taxes:** \$5,600/2024 **DOM:** 0
List: \$1,149,000 For: Sale

Detached **Front On:** E **Rms:** 13
Link: N **Acre:** < .50 **Bedrooms:** 4
 3-Storey **Washrooms:** 4
 1x2xMain, 1x4x3rd, 1x3x2nd,
 1x3x2nd

Lot: 33 x 227 Feet **Irreg:**
Dir/Cross St: Main Street / Bedford Street

MLS#: X12439283 **PIN#:** 441030064
Fractional Ownership: N
Possession Remarks: TBD

Kitchens: 1
Fam Rm: N
Basement: Unfinished / W/O
Fireplace/Stv: Y
Heat: Forced Air / Propane
A/C: Central Air
Central Vac: N
Apx Age: 2500-3000
Apx Sqft:
Assessment:
POTL:
POTL Mo Fee:
Elevator/Lift: N
Laundry Lev: Main
Phys Hdcap-Eqp:

Exterior: Vinyl Siding
Drive: Attached / 1
Gar/Gar Spcs: 0
Drive Park Spcs: 1
Tot Prk Spcs: No
UFFI: None
Pool:
Energy Cert:
Cert Level:
GreenPIS:
Prop Feat: Beach, Fireplace/Stove, Golf, Library, Rec Centre, School, Waterfront, Waterfront

Zoning: C1-1
Cable TV: A
Hydro: Y
Gas: N
Phone: A
Water: Municipal Sewers
Water Supply: Unknown
Sewer:
Spec Desig: Direct
Farm/Agr: Fence - Full, Gazebo
Waterfront:
Retirement:
Oth Struct:

Water Body Name: Upper Rideau Lake
Water Body Type: Lake
Water Frontage (M): 10
Topography: Hillside, Level
Water Features: Dock, Stairs to Waterfront, Seawall, Waterfront-Deeded, Winterized
Shoreline: Deep, Soft Bottom, Natural
Shoreline Allowance: None
Shoreline Exp: E
Alternative Power: None
Easements/Restrict: Unknown
Rural Services:
Access to Property: Municipal Road, Year Round Municipal Road
Docking Type: Private
Water View: Direct
WaterfrontYN: Y
Waterfront: Direct
 Cable Available, Cell Services, Electricity Connected, Garbage Pickup, Internet High Speed, Recycling Pickup, Street Lights, Telephone Available
Waterfront Accessory Bldgs: Not Applicable
Sewage: Municipal Avai

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	20.34	x18.37	Hardwood Floor
2	Living	Main	18.7	x14.44	Hardwood Floor
3	Dining	Main	14.76	x13.12	Hardwood Floor
4	Bathroom	Main	5.25	x4.92	2 Pc Bath
5	Laundry	Main	5.91	x 4.59	Laminate
6	Br	2nd	11.48	x1.48	Hardwood Floor
7	Sitting	2nd	9.51	x8.53	Hardwood Floor
8	2nd Br	2nd	10.17	x9.19	Hardwood Floor
9	Bathroom	2nd	8.86	x4.92	Laminate
10	3rd Br	2nd	19.36	x 10.17	Hardwood Floor
11	Bathroom	2nd	10.17	x4.92	Laminate
12	Prim Bdrm	3rd	26.9	x13.12	Hardwood Floor
13	Bathroom	3rd	11.48	x9.19	Laminate

Client Remks: Beautiful home sitting on the western shore of Upper Rideau Lake! This 3+ story home is bright & modern throughout & has been totally renovated over the past 2 years. At the front of the home is a breakfast nook with built-in storage benches & located right next to the gourmet kitchen. This kitchen boasts a 48" Forno gas stove, a 9' island with dishwasher, microwave & wine fridge. The opposite side of the kitchen has a large coffee bar, plenty of storage cabinets & quartz countertops. There is a hidden pantry cleverly located behind a shelving unit that pulls out when access is needed. There is a large living room, a 2pc bathroom, laundry area & a dining room with a wood stove & views over the backyard. Upstairs on the next level is a girls dream bedroom that has an attached 3pc bathroom. Down the hall there is a 4pc bathroom, an additional bedroom & an office with a sitting room that overlooks the lake. This space could be utilized as a bedroom as well. There is access to the main floor from this area via the back stairs. Heading up to the 3rd. level you will find yourself in a spacious bedroom suite with a custom built 5pc. ensuite bath. This modern and bright bathroom offers a large custom shower built for two that has stunning views over the lake & Foley Mountain. From this 3rd floor bedroom there is a set of pull-down stairs that can be lowered down to allow access to the turret on the upper most level. This turret has a daybed in place and offers a 360-degree panoramic view of the lake, mountain and the village of Westport. There is a full basement for storage & utilities & an attached garage that is currently being used as living space. The backyard is fenced with gates for easy access & safety by the water and is nicely landscaped with a stone patio with a propane stone fireplace, a playground area, hot tub, gazebo by the water, large dock plus a storage shed. This property is a rare gem found in a waterfront town!

Listing Contracted With: ROYAL LEPAGE PROALIANCE 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!