

PRICE
REDUCED

Lakeside Cottage Retreat
with Stunning Views!



346 North Shore Road, Westport, ON

40627671

\$ \$599,999

3 Bedrooms

2 Bathrooms

0.285 Acres

Upper Rideau Lake

This beautiful well-maintained cottage sits on a level lot that is south facing and has extensive views over Upper Rideau Lake.

This property is located just in front of and next to Foley Mountain Conservation Area and is accessed via a short boat ride from the quaint little village of Westport. The 1.5 storey cottage has a great floor plan with an open concept dining room, living room with a wood burning stone fireplace, a large kitchen, main floor bedroom, 3pc bathroom and a laundry room. Upstairs, there is another full 4pc. bathroom, two bedrooms, with a primary bedroom that has access out to the balcony overlooking the lake. The current owners have updated many of the rooms and added all new furniture throughout, so the cottage is ready for a new owner to start enjoying cottage life.

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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An aerial photograph of a lake with several houses and docks along the shoreline. The water is a deep blue, and the surrounding area is lush with green trees. A white circular graphic is overlaid on the top right of the image, containing the title and address.

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Westport, ON**

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Features

- This beautiful well-maintained cottage sits on a level lot that is south facing and has extensive views over Upper Rideau Lake.
- This property is located just in front of and next to Foley Mountain Conservation Area and is accessed via a short boat ride from the quaint little village of Westport.
- The 1.5 storey cottage has a great floor plan with an open concept dining room, living room with a wood burning stone fireplace, a large kitchen, main floor bedroom, 3pc bathroom and a laundry room.
- Upstairs, there is another full 4pc. bathroom, two bedrooms, with a primary bedroom that has access out to the balcony overlooking the lake.
- The current owners have updated many of the rooms and added all new furniture throughout, so the cottage is ready for a new owner to start enjoying cottage life.
- The cottage is serviced with a drilled well and septic system and has a large dock and a boat lift, only a short boat ride to Westport. Fantastic property, good waterfront and an amazing location on the Rideau System!

Directions

- Boat from Westport to property. Listing agent will provide boat ride if needed.

FLOOR PLAN

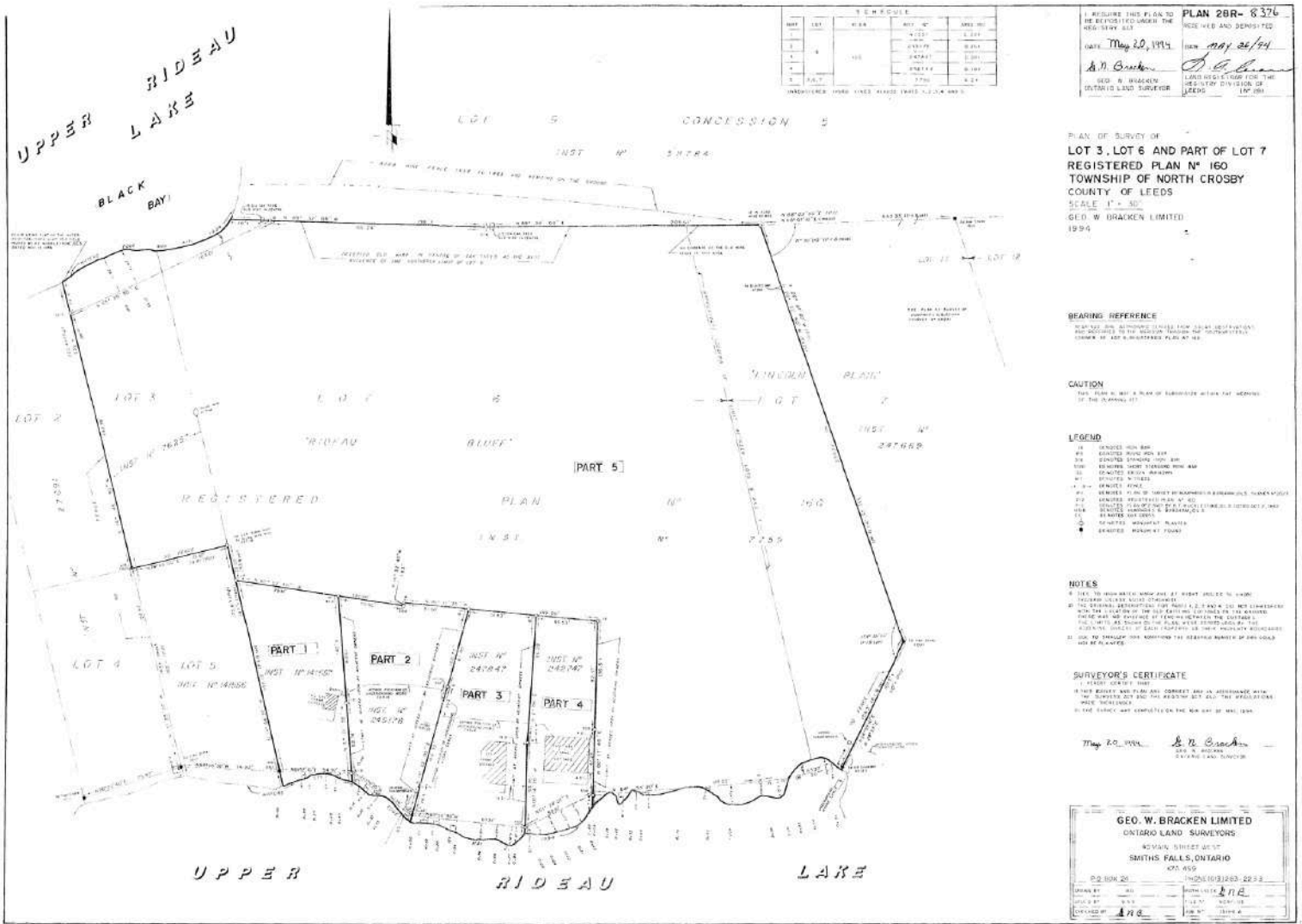


GROSS INTERNAL AREA
 FLOOR 1: 1010 sq.ft, FLOOR 2: 544 sq.ft
 EXCLUDED AREA: PORCH: 40 sq.ft, DECK: 324 sq.ft, BALCONY: 96 sq.ft
 TOTAL: 1554 sq.ft

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

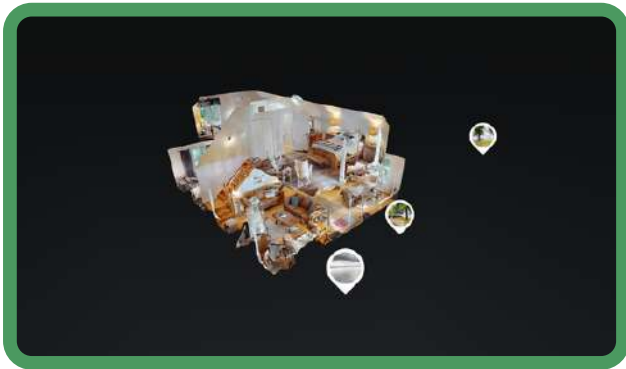


SURVEY



INTERACTIVE LINKS

Virtual Tour



Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=WAZQPRXbXA9>

Aerial Video



Scan the QR Code or Visit:
<https://youtube.com/watch?v=ill-eoCHqcY>

360 Panorama



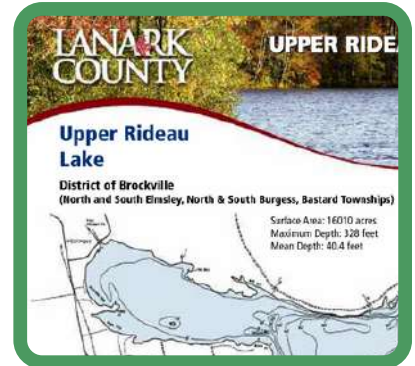
Scan the QR Code or Visit:
<https://360panos.org/panos/346NorthShore/>

Google Maps



Scan the QR Code or Visit:
<https://goo.gl/maps/J7bFaBN5Tymgmwoz6>

Upper Rideau Lake Info (PDF)



Scan the QR Code or Visit:
<https://gurreathomes.com/upper-rideau-lake/>

MLS LISTING

346 NORTH SHORE Road, Westport, Ontario K0G 1X0

Listing

Client Full
Active / Residential

[346 NORTH SHORE Rd Westport](#)

Listing ID: 40627671
Price: \$599,999



Leeds and Grenville/Rideau Lakes/Rideau Lakes

1.5 Storey/ House



Water Body: **Upper Rideau Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	1	1	1
Second	2	1	

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **2 (2 + 0)**
 SF Fin Total: **1,554**
 AG Fin SF Range: **1501 to 2000**
 AG Fin SF: **1,554/Other**
 DOM: **15**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,969.40/2023**

Remarks/Directions

Public Rmks: **This beautiful well-maintained cottage sits on a level lot that is south facing and has extensive views over Upper Rideau Lake. This property is located just in front of and next to Foley Mountain Conservation Area and is accessed via a short boat ride from the quaint little village of Westport. The 1.5 storey cottage has a great floor plan with an open concept dining room, living room with a wood burning stone fireplace, a large kitchen, main floor bedroom, 3pc bathroom and a laundry room. Upstairs, there is another full 4pc. bathroom, two bedrooms, with a primary bedroom that has access out to the balcony overlooking the lake. The current owners have updated many of the rooms and added all new furniture throughout, so the cottage is ready for a new owner to start enjoying cottage life. The cottage is serviced with a drilled well and septic system and has a large dock and a boat lift, only a short boat ride to Westport. Fantastic property, good waterfront and an amazing location on the Rideau System!**

Directions: **Boat from Westport to property. Listing agent will provide boat ride if needed.**

Waterfront

Waterfront Type: **Direct Waterfront**
 Waterfront Features: **Water Access Deeded**
 Dock Features: **Boat Lift**
 Dock Type: **Private Docking**
 Shoreline: **Deep, Mixed**
 Shore Rd Allow: **None**
 Channel Name:

Water View: **Direct Water View**

Boat House:
 Frontage: **62.79**
 Exposure: **South**
 Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s), Landscaped, Seasonal Living**
 Construct. Material: **Vinyl Siding**
 Shingles Replaced:
 Year/Desc/Source: **1995//Estimated**
 Property Access: **By Water**
 Other Structures: **Shed**
 Garage & Parking: **None**
 Parking Spaces: **0**
 Services: **Cell Service, Electricity, High Speed Internet Avail**

Foundation: **Wood Frame**

Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **16-30 Years**
 Rd Acc Fee:
 Winterized: **Partially Winterized**

Driveway Spaces: **0.0**
 Garage Spaces:

Water Source: **Drilled Well**
 Water Tmnt: **Heated Water Line, Sediment Filter, UV System**
 Sewer: **Septic**

Lot Size Area/Units: **0.285/Acres**
 Lot Front (Ft): **62.79**
 Location: **Rural**
 Area Influences: **Access to Water, Beach, Golf, Lake/Pond, Park, Playground Nearby, Schools, Shopping Nearby, Trails**
 View: **Lake, Trees/Woods, Water**
 Topography: **Flat, Level, Wooded/Treed**
 Restrictions:

Acres Range: **< 0.5**
 Lot Depth (Ft): **165.98**
 Lot Irregularities:
 Acres Rent:
 Lot Shape: **Irregular**
 Land Lse Fee:
 Retire Com:
 Fronting On: **South**
 Exposure: **South**

Interior

Interior Feat: **Ceiling Fans, Skylight, Water Heater Owned**
 Security Feat: **Smoke Detector(s)**
 Basement: **Crawl Space**
 Laundry Feat: **Main Level**
 Cooling: **None**
 Heating: **Electric Forced Air, Fireplace-Wood, Wood**
 Fireplace: **1/Wood**
 Under Contract: **None**
 Inclusions: **Dishwasher, Dryer, Furniture, Hot Water Tank Owned, Range Hood, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings**
 Add Inclusions: **Boston Whaler, motor, trailer, boat lift, all furniture and appliances**
 Exclusions: **Boat**

Basement Fin: **Unfinished**

FP Stove Op: **Yes**
 Contract Cost/Mo:

Property Information

Common Elem Fee: **No**
 Legal Desc: **PART LOT 6 PLAN 160 DESIGNATED AS PART 2 PLAN 28R8376 TOWNSHIP OF RIDEAU LAKES**
 Zoning: **RW**
 Assess Val/Year: **\$371,000/2016**
 PIN: **441030395**
 ROLL: **083183904926300**
 Possession/Date: **Flexible/**

Local Improvements Fee:
 Survey: **None/**
 Hold Over Days:
 Occupant Type: **Owner**
 Deposit: **10,000**

Brokerage Information

List Date: **08/01/2024**
 List Brokerage: **Royal LePage ProAlliance Realty, Brokerage**

Source Board: Kingston and Area Real Estate Association
 Prepared By: Tammy Gurr, Broker
 Date Prepared: 08/16/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
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Questions? Contact us:

Tammy & Heath Gurr

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