

PRICE  
REDUCED

Lakeside Cottage Retreat  
with Stunning Views!

## 346 North Shore Road, Westport, ON

# X11996311

\$ \$569,000

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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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

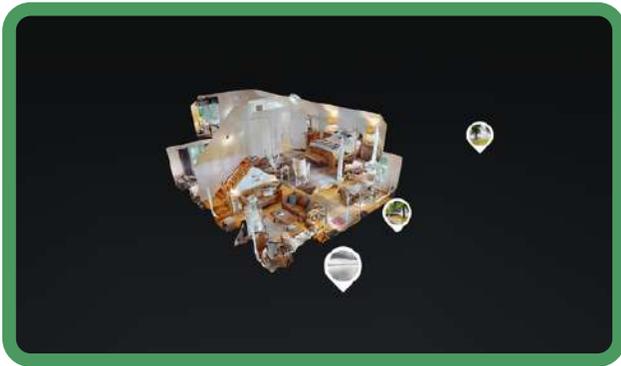
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.





# INTERACTIVE LINKS

## Virtual Tour



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

## Aerial Video



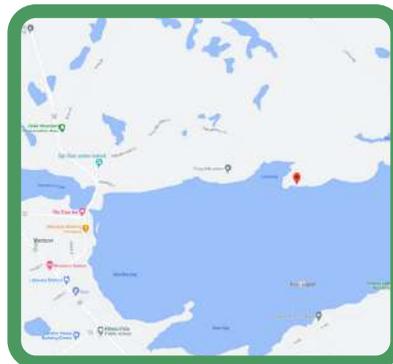
Scan the QR Code or Visit:  
<https://youtu.be/s5BSggWW4wM>

## 360 Panorama



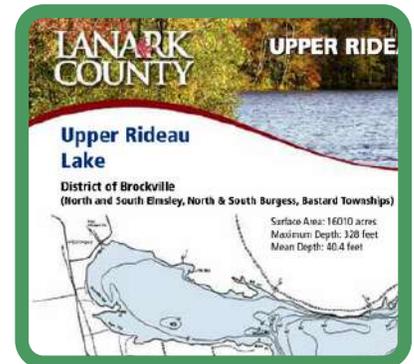
Scan the QR Code or Visit:  
<https://360panos.org/panos/346NorthShore/>

## 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 Rd**  
**Rideau Lakes Ontario K0G 1X0**  
 Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville  
**List: \$569,000 For: Sale**  
**SPIS: N Taxes: \$4,128.08/2024 DOM: 66**

Detached  
**Link: N**  
 1 1/2 Storey  
**Front On: S**  
**Acres: < .50**  
**Rms: 9**  
**Bedrooms: 3**  
**Washrooms: 2**  
 1x3xGround, 1x4x2nd  
**Lot: 62.79 x 165.98 Feet Irreg:**  
**Dir/Cross St: Bedford Street/Docks**

**MLS#: X11996311 PIN#: 441030395**

**Possession Remarks: TBD**

<b>Kitchens:</b> 1	<b>Exterior:</b> Vinyl Siding	<b>Zoning:</b> RW
<b>Fam Rm:</b> Y	<b>Drive:</b> None	<b>Cable TV:</b> N
<b>Basement:</b> Crawl Space / Unfinished	<b>Gar/Gar Spcs:</b> None / 0	<b>Hydro:</b> Y
<b>Fireplace/Stv:</b> Y	<b>Drive Park Spcs:</b> 0	<b>Gas:</b> N
<b>Heat:</b> Forced Air / Electric	<b>Tot Prk Spcs:</b> 0	<b>Phone:</b> N
<b>A/C:</b> None	<b>UFFI:</b> None	<b>Water:</b> Well
<b>Central Vac:</b> N	<b>Pool:</b>	<b>Water Supply:</b> Drilled Well
<b>Apx Age:</b> 16-30	<b>Energy Cert:</b>	<b>Sewer:</b> Septic
<b>Apx Sqft:</b> 1500-2000	<b>Cert Level:</b>	<b>Spec Desig:</b> Unknown
<b>Assessment:</b>	<b>GreenPIS:</b>	<b>Farm/Agr:</b> Direct
<b>POTL:</b>	<b>Prop Feat:</b>	<b>Waterfront:</b> Garden Shed
<b>POTL Mo Fee:</b>	Beach, Family Room, Fireplace/Stove, Golf, Lake/Pond, Park, Place Of Worship, School, Waterfront	<b>Retirement:</b>
<b>Elevator/Lift:</b>		<b>Oth Struct:</b>
<b>Laundry Lev:</b>		
<b>Phys Hdcap-Eqp:</b>		
<b>Water Body Type:</b> Lake		

**Water Frontage (M):** 19.1  
**Topography:** Level, Flat, Wooded/Treed  
**Water Features:** Waterfront-Deeded Access  
**Access to Property:** No Road, Water Only, Private Docking  
**Docking Type:** Private  
**Water View:** Direct  
**WaterfrontYN:** Y  
**Waterfront:** Direct  
**Shoreline:** Deep, Mixed  
**Shoreline Allowance:** None  
**Shoreline Exp:** S  
**Alternative Power:** None  
**Easements/Restrict:** Unknown  
**Rural Services:**  
 Cell Services, Electricity Connected, Internet High Speed  
**Waterfront Accessory Bldgs:** Not Applicable  
**Water Delivery Features:** Heatd Waterline, Uv System

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	16.73	x14.44	Fireplace	Hardwood Floor
2	Dining	Main	11.48	x10.5	Hardwood Floor	
3	Kitchen	Main	10.83	x9.84	Vinyl Floor	
4	Bathroom	Main	9.84	x5.91	3 Pc Bath	Laminate
5	2nd Br	Main	12.8	x12.14	Laminate	
6	Laundry	Main	7.55	x5.91	Vinyl Floor	
7	Prim Bdrm	2nd	15.75	x14.76	Laminate	
8	3rd Br	2nd	15.75	x10.83	Laminate	
9	Bathroom	2nd	7.55	x5.91	4 Pc Bath	Vinyl Floor

**Client Remks:** 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 story 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, boat lift and even a Boston Whaler boat to make the trip back and forth to Westport simple. Fantastic property, good waterfront and an amazing location on the Rideau System! This property is boat access only.

**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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