

PRICE
REDUCED

*Westport Waterfront Escape
Move-In Ready or DIY Dream!*

559 Ninth Concession Rd, Rideau Lakes, ON

X12086849

\$ \$489,000

3 Bedrooms

2 Bathrooms

1.7 Acres

Westport
Sand Lake

Waterfront property located close to the Village of Westport!

This home has water frontage on Westport Sand Lake and has level access to the water. The bungalow has an open concept kitchen and living room area, 3 bedrooms and 2 bathrooms, a deck that overlooks the water and a full basement. The basement level is mostly undeveloped and has an exterior door leading to the lakeside of the home. The property includes a two-car garage, above ground pool as well as a garden shed. There is a dock at the waterfront, which is shallow and natural. The property is perfect for a handyman or an investor looking for a new project. Great location on a paved township road just outside of Westport, close to all amenities of the village as well as shopping and dining.

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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(613) 273-9595



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Rideau Lakes, ON**

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Listing Description

Waterfront property located close to the Village of Westport!

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- The basement level is mostly undeveloped and has an exterior door leading to the lakeside of the home.
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- The property is perfect for a handyman or an investor looking for a new project.
- Great location on a paved township road just outside of Westport, close to all amenities of the village as well as shopping and dining.

Directions

9th Concession Road

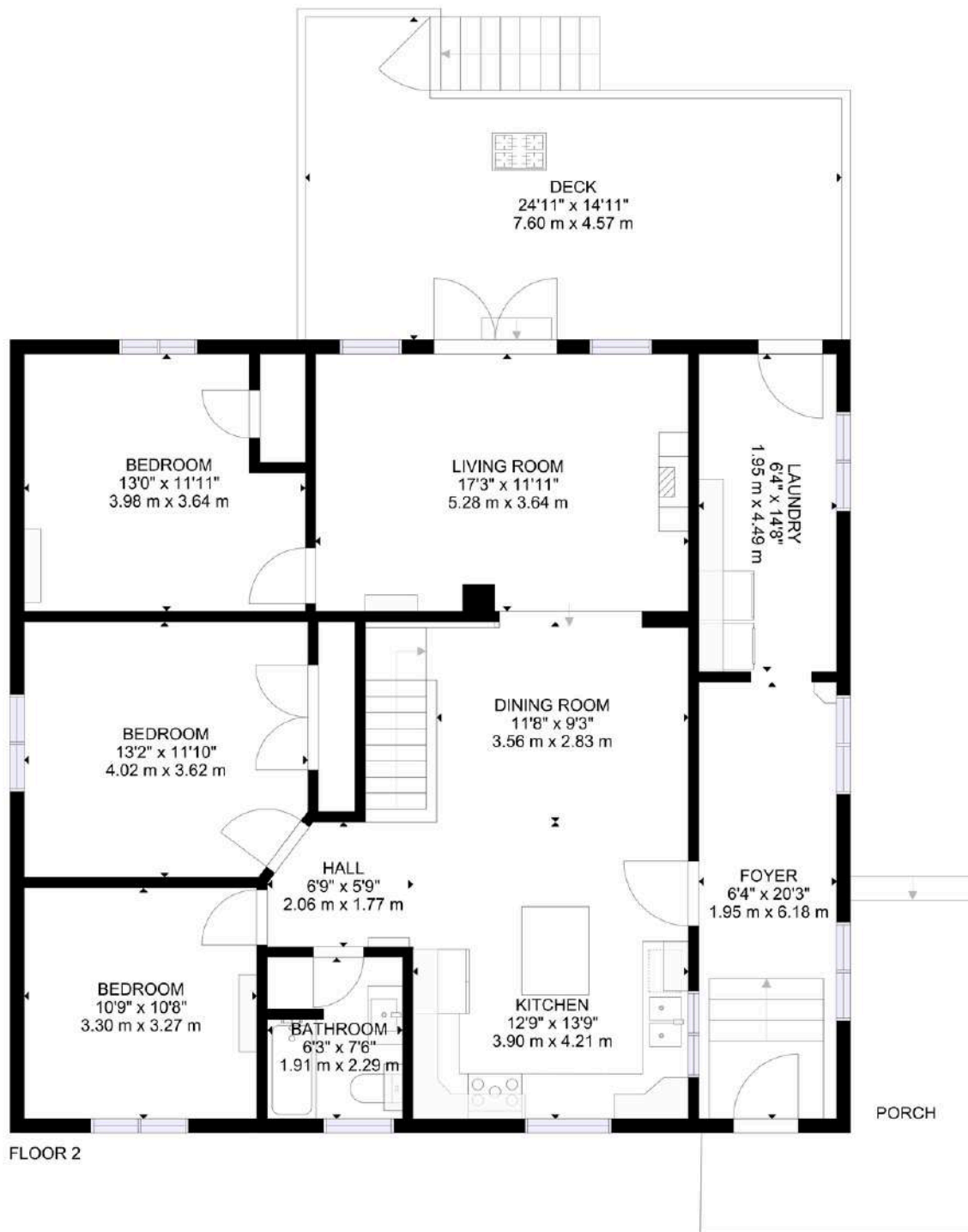
MORE INFORMATION

Recent Upgrades & Features:

- **2022:** Water treatment system installed (water softener + reverse osmosis)
- **2021:** New furnace & AC unit
- **2021:** Garage's steel roof repainted



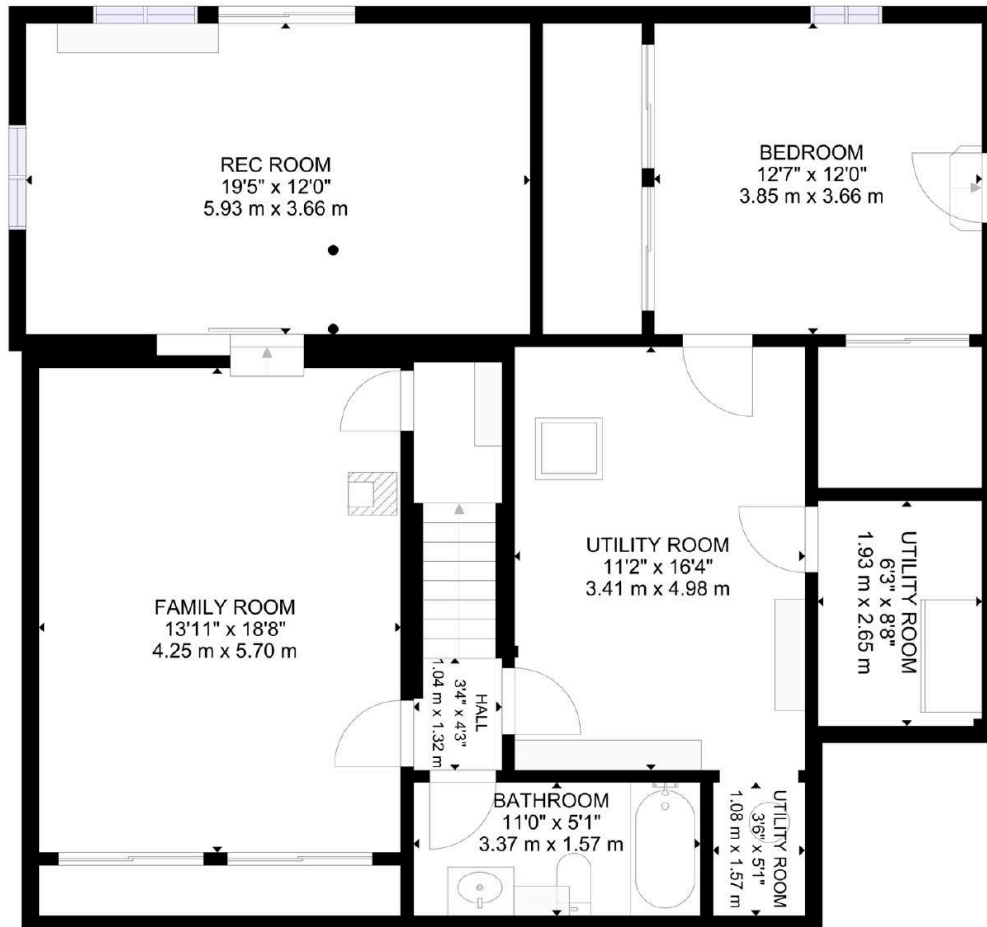
FLOOR PLANS: MAIN LEVEL



GROSS INTERNAL AREA
FLOOR 1: 1209 sq.ft, 112 m², FLOOR 2: 1341 sq.ft, 125 m²
EXCLUDED AREA: PORCH: 122 sq.ft, 11 m², DECK: 303 sq.ft, 28 m²
TOTAL: 2550 sq.ft, 237 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR PLANS: BASEMENT

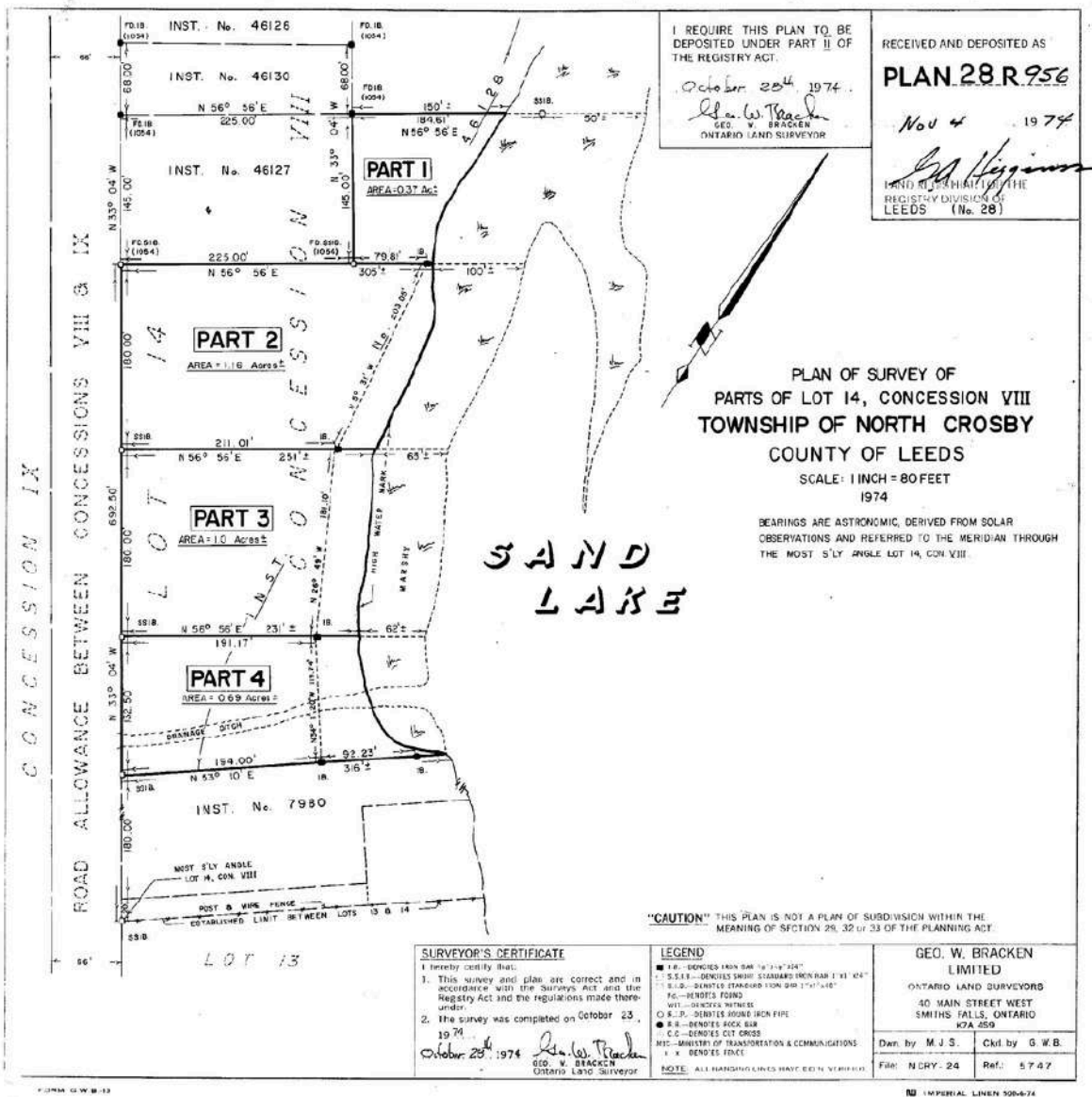


FLOOR 1

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SURVEY



SEPTIC PUMPING

Paid
July 26/24
2730258 ONTARIO LTD.
Operating As BRYAN'S SEPTIC SERVICE
HST #75775070
Bryan Colford
Septic Tank Pumping & Liquid Waste Disposal
P.O. Box 37, Westport, Ontario K0G 1X0
(613) 273-3078 Mobile (613) 264-3356
e-Transfer payment with invoice # to:
btcolford@hotmail.com

CUSTOMER ORDER NO.		TELEPHONE		DATE <i>July 3/24</i>			
NAME		[REDACTED]					
ADDRESS <i>559 9th Concession</i>							
CASH	CHARGE <input checked="" type="checkbox"/>	CHEQUE	DEBIT CARD	C.O.D.	ON ACCT.	MDSE. REVD.	PAID OUT
	<i>Pumped 700 gallon septic tank</i>					<i>FI</i>	
<i>Brooke</i>							
SPECIAL INSTRUCTIONS						SUBTOTAL	
						HST / GST	<i>36.51</i>
						PST	
						TOTAL	<i>320.00</i>

☐ e-Transfer
 Net 30 days. 2% per month on overdue accounts.

All claims and returned goods MUST be accompanied by this bill.

SOLD BY RECEIVED BY

41557

Product 609


THANK YOU

CARPET CLEANING INVOICE

Country Carpet
2110 Scotch Line Road
Perth ON K7H 0E7
countrycarpet@hotmail.com
HST Registration No.:
877039495RT0001

Invoice 7724

BILL TO


559 Con 9
Westport Ontario K0G1X0

DATE
07/11/2023

PLEASE PAY
\$2,795.08

DUE DATE
07/11/2023

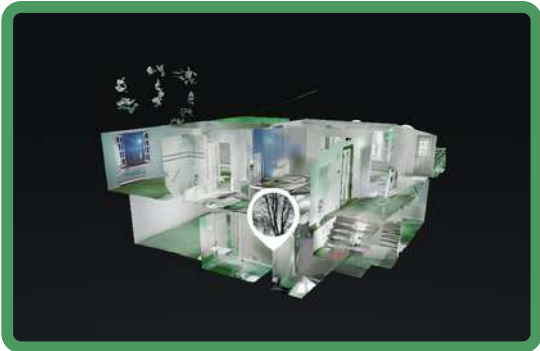
ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Supply Sales	Next Floor Mayfair 568 003 Taupe Oak 22.50 square feet per box	405	4.84	1,960.20
Supply Sales	Next Floor Mayfair 3 in 1 with track and shim Taupe Oak 94"	1	64.00	64.00
Supply Sales	Next Floor Monumental Plus Honed Carrara 12"x24" 24.10 square feet per box	72.30	4.14	299.32
Shipping	Next Floor Freight Charge	1	150.00	150.00

SUBTOTAL	2,473.52
HST @ 13%	321.56
TOTAL	2,795.08
TOTAL DUE	\$2,795.08

THANK YOU.

INTERACTIVE LINKS

Virtual Tour



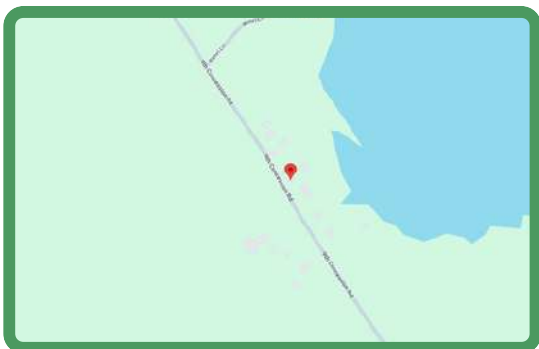
Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=Z3RB3dUrpcm>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/CpL4GtgZ43A>

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/eTEwXyhXwzZQt5zdA>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/559NinthConcession/>

MLS LISTING



559 Ninth Concession Rd **List: \$489,000 For: Sale**

Rideau Lakes Ontario K0G 1X0

Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville

SPIS: N

Taxes: \$3,071.02/2024

DOM: 0

Detached

Front On: E

Rms: 15

Link: N

Acre: .50-1.99

Bedrooms: 3

Bungalow

Washrooms: 2

1x4xMain, 1x4xBsmt

Lot: 203.05 x 365 Feet **Irreg:**

Dir/Cross St: 9th Concession Road

MLS#: X12086849

PIN#: 442600217

Fractional Ownership: N

Possession Remarks: TBD

Kitchens: 1
Fam Rm: N
Basement: Full / W/O
Fireplace/Stv: Y
Heat: Forced Air / Propane
A/C: Central Air
Central Vac: N
Apx Age: 31-50
Apx Sqft: 1100-1500
Assessment:
POTL:
POTL Mo Fee:
Elevator/Lift:
Laundry Lev: Main
Phys Hdcap-Eqp:

Exterior: Wood
Drive: Pvt Double
Gar/Gar Spcs: Detached / 2
Drive Park Spcs: 4
Tot Prk Spcs: 6 Abv Grnd
UFFI:
Pool:
Energy Cert:
Cert Level:
GreenPIS:
Prop Feat:

Beach, Fireplace/Stove, Golf, Place Of
Worship, School Bus Route, Waterfront,
Waterfront, Wooded/Treed

Zoning: RU
Cable TV: A
Hydro: Y
Gas: N
Phone: Y
Water: Well
Water Supply: Drilled Well
Sewer: Septic
Spec Desig: Unknown
Farm/Agr: Direct
Waterfront: Shed
Retirement:
Oth Struct:

Water Body Name: Westport Sand Lake

Water Body Type: Lake

Water Frontage (M): 203.05

Topography: Level,Wooded/Treed

Water Features: Dock,Waterfront-Deeded

Access to Property: Municipal Road

Docking Type: Private

Water View: Direct

WaterfrontYN: Y

Waterfront: Direct

Shoreline: Soft Bottom,Weedy,Natural

Shoreline Allowance: None

Shoreline Exp: Ne

Alternative Power: None

Easements/Restrict: Unknown

Rural Services:

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

Waterfront Accessory Bldgs: Not Applicable

Water Delivery Features: Uv System,Water Treatmnt

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	20.34	x6.23	Vinyl Floor
2	Laundry	Main	14.44	x6.23	Vinyl Floor
3	Kitchen	Main	12.8	x 12.47	Laminate
4	Dining	Main	11.81	x 10.17	Laminate
5	Living	Main	17.72	x 11.81	Laminate
6	2nd Br	Main	12.8	x11.81	Laminate
7	Prim Bdrm	Main	13.12	x11.48	Laminate
8	3rd Br	Main	10.83	x10.5	Laminate
9	Bathroom	Main	7.55	x6.56	4 Pc Bath Laminate
10	Bathroom	Lower	10.5	x4.92	4 Pc Bath
11	Rec	Lower	18.7	x 14.11	Laminate
12	Family	Lower	19.36	x11.81	Vinyl Floor
13	Utility	Lower	16.08	x 11.15	
14	Den	Lower	12.47	x 11.15	
15	Cold/Cant	Lower	8.2	x 6.23	

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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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Kingston, ON K7P 2Y5

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