



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:** 21

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	Exterior: Wood	Zoning: RU
Fam Rm: N	Drive: Pvt Double	Cable TV: A
Basement: Full / W/O	Gar/Gar Spcs: Detached / 2	Hydro: Y
Fireplace/Stv: Y	Drive Park Spcs: 4	Gas: N
Heat: Forced Air / Propane	Tot Prk Spcs: 6	Phone: Y
A/C: Central Air	UFFI:	Water: Well
Central Vac: N	Pool: Abv Grnd	Water Supply: Drilled Well
Apx Age: 31-50	Energy Cert:	Sewer: Septic
Apx Sqft: 1100-1500	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Agr:
POTL:	Prop Feat: Beach, Fireplace/Stove, Golf, Place Of	Waterfront: Direct
POTL Mo Fee:	Worship, School Bus Route, Waterfront,	Retirement:
Elevator/Lift:	Waterfront, Wooded/Treed	Oth Struct: Shed
Laundry Lev: Main		
Phys Hdcap-Eqp:		

Water Body Name: Westport Sand Lake **Shoreline:** Soft Bottom,Weedy,Natural
Water Body Type: Lake **Shoreline Allowance:** None
Water Frontage (M): 203.05 **Shoreline Exp:** Ne
Topography: Level,Wooded/Treed **Alternative Power:** None
Water Features: Dock,Waterfront-Deeded **Easements/Restrict:** Unknown
Access to Property: Municipal Road **Rural Services:**
Docking Type: Private Cell Services,Electricity Connected,Garbage Pickup,Internet High
Water View: Direct Speed,Recycling Pickup,Telephone Available
WaterfrontYN: Y **Waterfront Accessory Bldgs:** Not Applicable
Waterfront: Direct **Water Delivery Features:** Uv System,Water Treatmnt

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	20.34	x 6.23	Vinyl Floor
2	Laundry	Main	14.44	x 6.23	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	x 11.81	Laminate
7	Prim Bdrm	Main	13.12	x 11.48	Laminate
8	3rd Br	Main	10.83	x 10.5	Laminate
9	Bathroom	Main	7.55	x 6.56	4 Pc Bath Laminate
10	Bathroom	Lower	10.5	x 4.92	4 Pc Bath
11	Rec	Lower	18.7	x 14.11	Laminate
12	Family	Lower	19.36	x 11.81	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	

Client Remks: 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.

Extras:

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