



Year-Round Home on Wolfe Lake!

89 Pinecrest Lane, Westport, ON

Year-round home or cottage on beautiful Wolfe Lake!

This home has been lovingly maintained and is impressive from the moment you see the property. The house sits close to the water with stunning southerly views across the largest part of the lake. Imagine enjoying nightly sunsets over the lake while relaxing on your expansive deck. The main floor of the home has a large foyer, a full bathroom with a whirlpool tub, one bedroom and an open kitchen/dining area with a patio door that leads to the wrap around deck. The living room on this level looks like it could be in a magazine with a wall-to-wall built-in bookcase, cabinets, and a propane fireplace. This room has soaring cathedral ceilings with exposed beam accents and large windows at both ends as well as direct access to the side deck.

- # 40556788
- \$ \$849,000
- 2 Bedrooms
- 2 Bathrooms
- 0.06 Acres
- Wolfe Lake

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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Westport, ON**

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Features

- Year-round home or cottage on beautiful Wolfe Lake! This home has been lovingly maintained and is impressive from the moment you see the property.
- The house sits close to the water with stunning southerly views across the largest part of the lake. Imagine enjoying nightly sunsets over the lake while relaxing on your expansive deck.
- The main floor of the home has a large foyer, a full bathroom with a whirlpool tub, one bedroom and an open kitchen/dining area with a patio door that leads to the wrap around deck.
- The living room on this level looks like it could be in a magazine with a wall-to-wall built-in bookcase, cabinets, and a propane fireplace.
- This room has soaring cathedral ceilings with exposed beam accents and large windows at both ends as well as direct access to the side deck.
- The lower level has an additional bedroom that has a full ensuite bathroom, a laundry room, utility room/workshop and a door that leads directly to the attached 2-car garage.
- The yard is nicely landscaped and has just a few stairs to the lake with crystal clear waters, a large deck and dock. The shoreline consists of smooth rocks and gentle access to deeper water.
- Wolfe Lake is a large, deep lake with great fishing, boating, and swimming opportunities.
- The location is ideal, just 10 minutes from the Village of Westport. Stunning property!

Directions

- From Westport, Take highway 36 (Mountain Road) North, Right on Porter Road, Right on Pollard Road to Pinecrest.

89 PINECREST LANE, WESTPORT, ON

Property Expenses

Total per year = \$11,159 (4251.56 annual + 575.62 monthly * 12)

Yearly (\$4251.56)

Item	Cost	Notes
Township taxes	\$3100	
Propane fuel	\$900	For furnace and fireplace, currently @0.65/litre
Propane tank rental	\$126.56	
Road fee dues	\$125	<ul style="list-style-type: none"> • (\$85 + \$40 insurance) plus additional fee if not participating in road work paid to Wolfe Lake North Shore Association • Snow removal and sanding not included in association fee. Sellers pay for snow removal and sanding privately. Approx. \$70/plow and \$40/sand.

Monthly ~ \$575.62

Item	Cost	Notes
Hydro	\$163	
Internet via Explore	\$97.17	Includes hardware rental
Westport Telephone Landline	\$97.57	Basic Package
Bell Expressview TV	\$85.88	Basic Package, includes hardware rental
Home Insurance	132	



PANORAMA



INCLUSIONS / EXCLUSIONS

Inclusions

Appliances

- GE Profile french door fridge
- Kelvinator wall oven
- Kelvinator cooktop
- Kitchenaid dishwasher
- Maytag washer
- Kenmore dryer
- 40 gallon hot water tank

Fixtures

- 2 ceiling fans (in kitchen/dining area & great room)
- 2 bird cage light fixtures in great room
- Track lighting in dining room, kitchen, main bathroom, entrance, hallway

Misc.

- Central Vac hose and attachments
- 2 baseboard heaters – 1000 watt in guest room, 500 watt in main floor bathroom
- Remotes for ceiling fan in great room and linear fireplace
- Cupboard in guest room covering electrical panel
- Shelving in cold storage room
- Workshop bench on south wall
- Pre-cut baseboards for great room

Exterior

- Pump in pump shed
- Shelving in pump shed
- Remaining propane in tanks identified in sale price



INCLUSIONS / EXCLUSIONS

Exclusions

Interior

- All hanging art work
- Stained-glass installations in transom in dining room, iris in dining room window, main floor bathroom
- Wrought iron candlestick holders in diningroom
- Wrought iron hooks in main floor bathroom
- Wrought iron hooks on ground level outside door to garage
- Towel rack in main floor bathroom
- Flat screen TV
- Roman blinds in master bedroom
- Mirror and towel racks in ensuite bathroom
- Panasonic Microwave
- Wooden peg rack inside main entrance
- Chest freezer
- 2nd fridge on ground level
- Bar fridge on ground level
- Humidifier
- Stand-alone shelving unit in work shop
- Shelving in workshop

Exterior

- All garden ornaments and bird houses / feeders
- Shelving in laundry room
- All patio, garden and deck furniture
- All garden planters
- Garden hoses
- Satellite dish (x2)



FLOOR PLANS 1/2



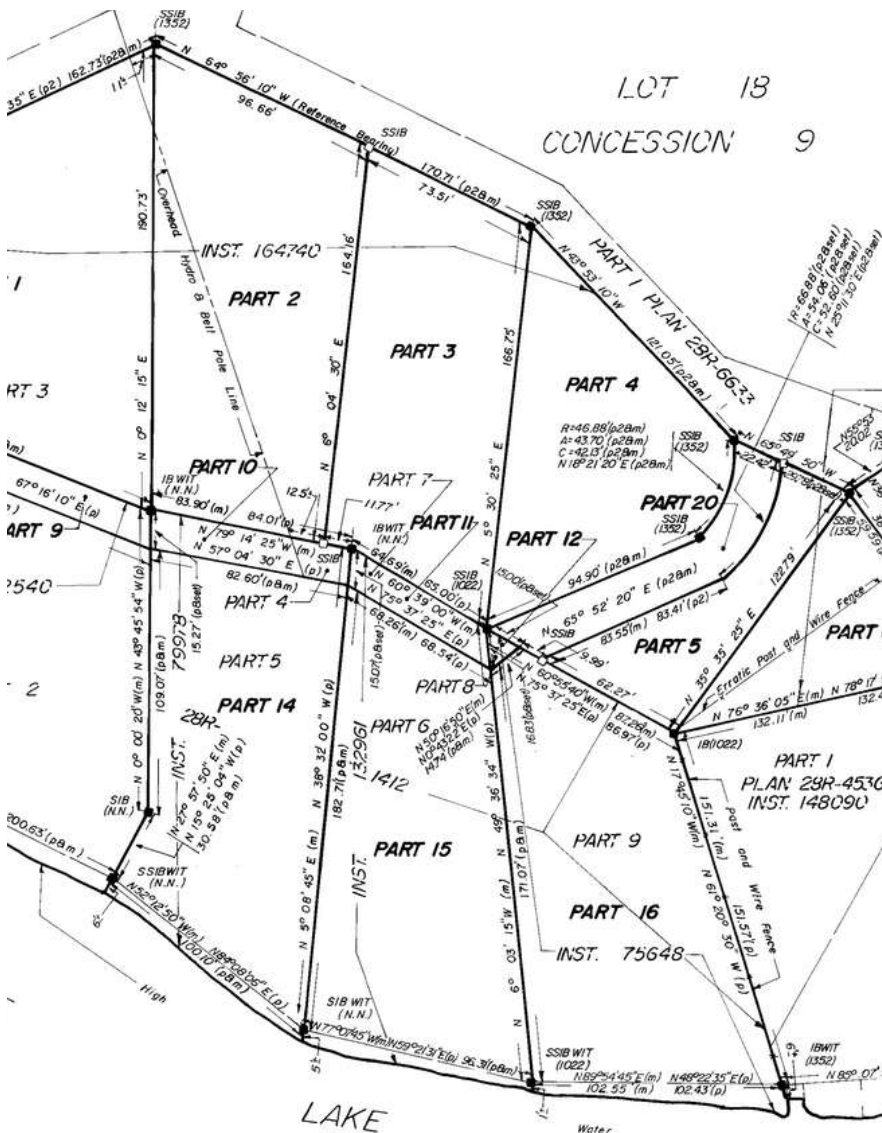
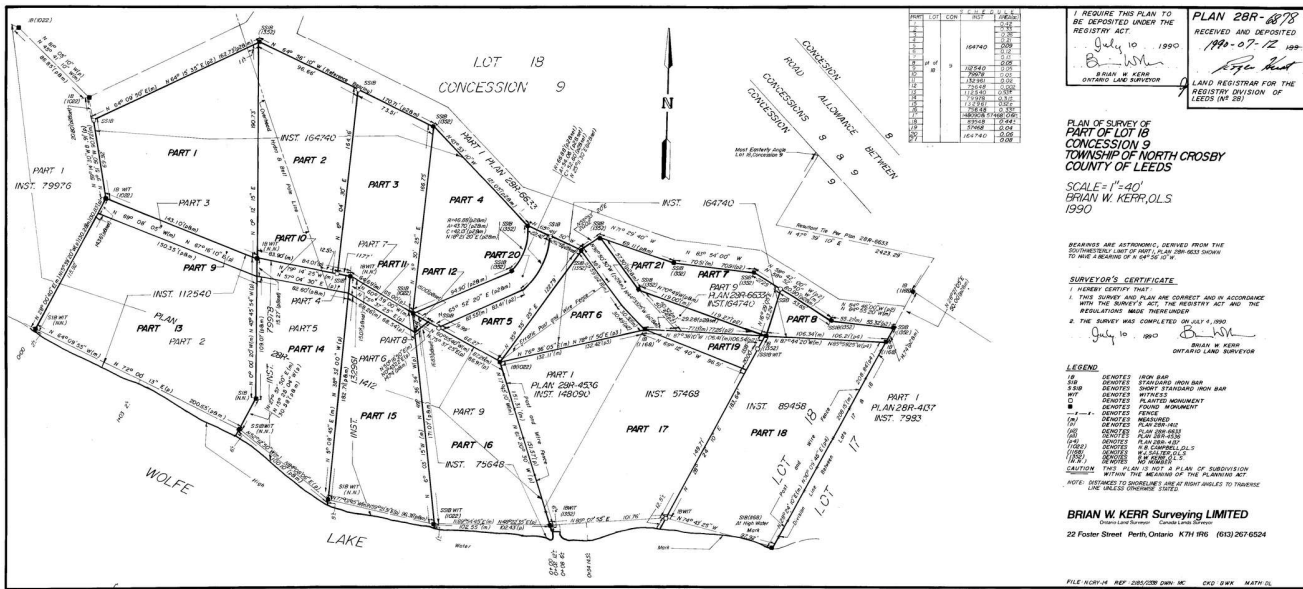
GROSS INTERNAL AREA
FLOOR 1: 716 sq.ft, FLOOR 2: 1250 sq.ft
EXCLUDED AREA: GARAGE: 431 sq.ft, DECK: 510 sq.ft
TOTAL: 1966 sq.ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR PLANS 2/2

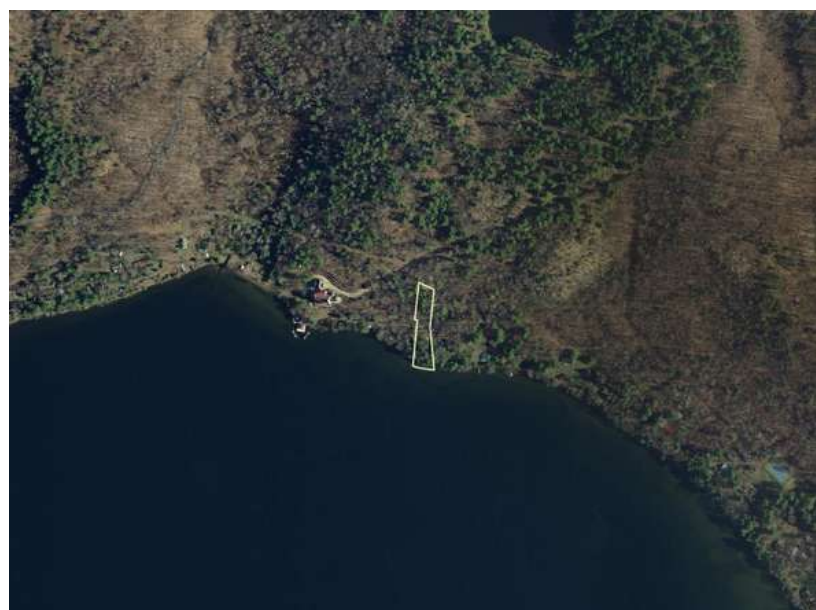


GROSS INTERNAL AREA
FLOOR 1: 716 sq.ft, FLOOR 2: 1250 sq.ft
EXCLUDED AREA: GARAGE: 431 sq.ft, DECK: 510 sq.ft
TOTAL: 1966 sq.ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SURVEY



AERIAL PHOTOS



WETT INSPECTION

22nd September 2023

Rideau Valley Hearth and Home Ltd.
20 Whelan St., Box 239
Westport, Ontario
K0G 1X0
(613) 273-4402

To whom it may concern

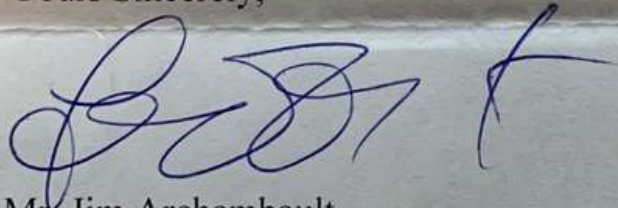
Re: Installation for [REDACTED]

In September 2023, Rideau Valley Hearth and Home Limited installed a Pacific Energy Super LE Wood stove and an Excel IC chimney system at 89 Pinecrest Lane, Westport, Ontario for the above customer.

At the time of installation, the install met the manufacturer's specifications.

If you have any questions or concerns, please do not hesitate to contact me at the above telephone number.

Yours Sincerely,



Mr. Jim Archambault
W.E.T.T. #3758

SEPTIC PUMPING

2730258 ONTARIO LTD. o/a
BRYAN'S SEPTIC SERVICE
P.O. BOX 37
WESTPORT, ONTARIO
K0G 1X0

(613) 273-3078 Email: btcolford@hotmail.com

PUMPER REPORT SEPTIC SYSTEM MAINTENANCE & PUMPING INFORMATION

Name

Date: Apr 27 2023

Address

89 Fairview Ln

Phone:

Location

Wolf Lake Westport

Type of Tank ☐ One Compartment ☒ Two Compartment

Type of Tank ☒ Septic Tank ☐ Graywater ☐ Aerobic ☐ Other

Approximate Capacity

800 gal

Construction Materials ☒ Concrete ☐ Steel ☐ Block ☐ Fiberglass ☐ Plastic
☐ Other

Initial Inspection

Any part of the septic tank under deck, driveway, etc ☒ Yes ☐ No

Any evidence of sewage seeping from the tank or lid ☐ Yes ☒ No

Condition of top and lids ☒ Good ☐ Leaking ☐ Needs Repair

Before Pumping

Condition of sewage in tank

Normal

Liquid level at the outlet invert ☐ Above ☐ Below ☒ Normal

After Pumping

Condition of inlet baffle ☒ Good ☐ Needs Repair ☐ Missing

Condition of outlet baffle ☒ Good ☐ Needs Repair ☐ Missing ☐ Filter

Evidence of water leakage: Into Tank ☐ Yes ☒ No From Tank ☐ Yes ☒ No

Absorption System

Type of Absorption System ☐ Seepage Bed ☐ Sand Mound ☒ Sub-surface Sand Filter

Flow Test ☒ Yes ☐ No

Approximate Seepage at Bed 30 min good

Comments

At time of pumping system in good
working condition
corner of tank under steps no problem
pumping

By

INTERACTIVE LINKS

Virtual Tour



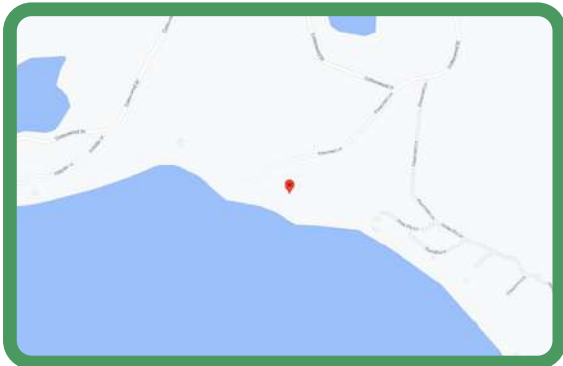
Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=4tfcXTuQvoa>

Video Tour



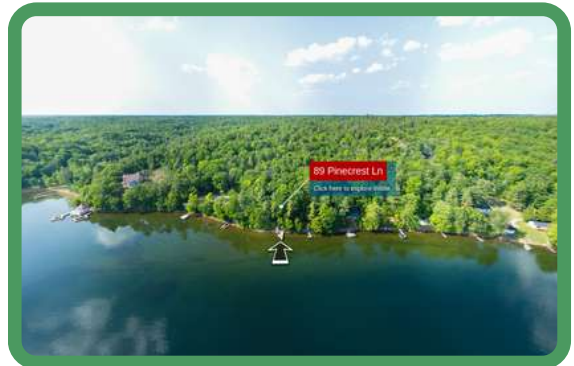
Scan the QR Code or Visit:
<https://youtu.be/-NqRIAKBPeE>

Google Map



Scan the QR Code or Visit:
<https://goo.gl/maps/44QHdJb51UiTAwqc6>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/89Pinecrest/>

MLS LISTING

89 PINECREST Lane, Westport, Ontario K0G 1X0

Listing

Client Full

Active / Residential

89 PINECREST Ln Westport

Listing ID: 40556788

Price: \$849,000



Leeds and Grenville/Westport/Westport Bungalow/House

Water Body: Wolfe Lake
Type of Water: Lake

	Beds	Baths	Kitch
Lower	1	1	
Main	1	1	1

Beds (AG+BG): 2 (1 + 1)
Baths (F+H): 2 (2 + 0)
SF Fin Total: 2,160
AG Fin SF Range: 1001 to 1500
AG Fin SF: 1,320/Other
BG Fin SF: 840/Other
DOM: 0
Common Interest: Freehold/None
Tax Amt/Yr: \$3,937.30/2023

Remarks/Directions

Public Rmks: Year-round home or cottage on beautiful Wolfe Lake! This home has been lovingly maintained and is impressive from the moment you see the property. The house sits close to the water with stunning southerly views across the largest part of the lake. Imagine enjoying nightly sunsets over the lake while relaxing on your expansive deck. The main floor of the home has a large foyer, a full bathroom with a whirlpool tub, one bedroom and an open kitchen/dining area with a patio door that leads to the wrap around deck. The living room on this level looks like it could be in a magazine with a wall-to-wall built-in bookcase, cabinets, and a propane fireplace. This room has soaring cathedral ceilings with exposed beam accents and large windows at both ends as well as direct access to the side deck. The lower level has an additional bedroom that has a full ensuite bathroom, a laundry room, utility room/workshop and a door that leads directly to the attached 2-car garage. The yard is nicely landscaped and has just a few stairs to the lake with crystal clear waters, a large deck and dock. The shoreline consists of smooth rocks and gentle access to deeper water. Wolfe Lake is a large, deep lake with great fishing, boating, and swimming opportunities. The location is ideal, just 10 minutes from the Village of Westport. Stunning property!

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Waterfront

Waterfront Type: Direct Waterfront
Waterfront Features: Stairs to Waterfront
Dock Type: Private Docking
Shoreline: Clean, Rocky, Shallow
Shore Rd Allow: None
Channel Name:

Water View: Direct Water View

Boat House:
Frontage: 100.00
Exposure: South
Island Y/N: No

Exterior

Exterior Feat: Deck(s), Fishing, Landscaped, Privacy, Year Round Living
Construct. Material: Wood
Shingles Replaced:
Year/Desc/Source: 1981//Other
Property Access: Private Road
Other Structures: Shed
Garage & Parking: Attached Garage//Private Drive Double Wide//Gravel Driveway
Parking Spaces: 6
Services: Cell Service, Electricity, High Speed Internet Avail, Telephone
Water Source: Drilled Well
Lot Size Area/Units: 0.060/Acres
Lot Front (Ft): 100.00
Location: Rural
Area Influences: Beach, Golf, Lake Access, Landscaped, Park, Place of Worship, School Bus Route, Schools
View: Forest, Lake, Trees/Woods, Water
Topography: Rocky, Sloping, Wooded/Treed
Restrictions:
Foundation: Concrete Block, Poured Concrete
Roof: Metal
Prop Attached: Detached
Apex Age: 31-50 Years
Rd Acc Fee:
Winterized: Fully Winterized
Garage Spaces: 2.0
Sewer: Septic
Acres Rent:
Lot Shape:
Land Lse Fee:
Retire Com:
Fronting On: South
Exposure: South

Interior

Interior Feat: Auto Garage Door Remote(s), Built-In Appliances, Ceiling Fans, Central Vacuum, Countertop Range, Sewage
Security Feat: Pump, Upgraded Insulation, Water Heater, Water Heater Owned, Work Bench, Workshop
Access Feat: Carbon Monoxide Detector(s), Smoke Detector(s)
Basement: 32" Min Doors
Basement Feat: Full Basement
Basement Fin: Partially Finished
Laundry Feat: Walk-Out
Cooling: In Basement, Laundry Room
Central Air
Heating: Airtight Stove, Electric Hot Water, Fireplace-Propane, Forced Air-Propane, Propane, Wood, Woodstove
Fireplace: 2/Living Room, Propane, Wood, Wood Stove
Under Contract: Propane Tank
Inclusions: Central Vac, Dishwasher, Dryer, Garage Door Opener, Refrigerator, Stove, Washer, Other
Basement Fin: Partially Finished
FP Stove Op: Yes
Contract Cost/Mo:

Property Information

Common Elem Fee: No
Legal Desc: PT LT 18 CON 9 NORTH CROSBY PT 3, 11, 15 28R6878; T/W LR132961, LR213775, S/T LR132961, S/T BENEFICIARIES INTEREST IN LR125179; RIDEAU LAKES
Zoning: RW
Assess Val/Year: \$303,000/2016
PIN: 442600082
ROLL: 083183905417002
Possession/Date: Flexible/
Local Improvements Fee:
Survey: None/
Hold Over Days:
Occupant Type: Owner
Deposit: 10,000

Brokerage Information

List Date: 03/19/2024
List Brokerage: Royal LePage ProAlliance Realty, Brokerage

Source Board: Kingston and Area Real Estate Association
Prepared By: Tammy Gurr, Broker
Date Prepared: 03/19/2024

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

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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Your Total Real Estate Package!