

Stunning Spacious Bungalow - Luxury Living Near Westport & Newboro!



9625 Highway 42, Rideau Lakes, ON

- # X12112359
- \$ \$779,000
- 2 Bedrooms
- 3 Bathrooms
- 1.7 Acres

Beautiful and spacious bungalow located between Westport and Newboro.

This home is impressive and the quality of the build is evident everywhere you look. The house has a large open-concept main living/dining area with cathedral ceilings, engineered hardwood floors, a stone-clad propane fireplace and is completely wired for sound throughout the home and garage. The kitchen features a gourmet cherry kitchen with granite counter tops, a large eating area and access to the rear yard. The home has two generously sized bedrooms, a full ensuite bathroom in one bedroom as well as a walk-in closet and another full bathroom down the hallway. There is also a half bathroom near the entrance of the home. The state-of-the art mechanical room has the in-floor radiant heat plumbing, HRV, a 200-amp service panel and the well water pressure system. The attached triple car garage is fully insulated and heated and has a room that can be used as an office or recreation/games room.

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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Rideau Lakes, ON**

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Features

Beautiful and spacious bungalow located between Westport and Newboro.

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- The kitchen features a gourmet cherry kitchen with granite counter tops, a large eating area and access to the rear yard.
- The home has two generously sized bedrooms, a full ensuite bathroom in one bedroom as well as a walk-in closet and another full bathroom down the hallway. There is also a half bathroom near the entrance of the home.
- The state-of-the art mechanical room has the in-floor radiant heat plumbing, HRV, a 200-amp service panel and the well water pressure system.
- The attached triple car garage is fully insulated and heated and has a room that can be used as an office or recreation/games room.
- The property includes 1.7 landscaped acres of land, two storage sheds with an attached carport and is serviced by a drilled well and septic system.
- Prime location in Rideau Lakes Township with multiple lakes in the area as well as golf courses, shopping and dining nearby in the Village of Westport.

Directions

- Highway 42 / Noonan Road

GALLERY



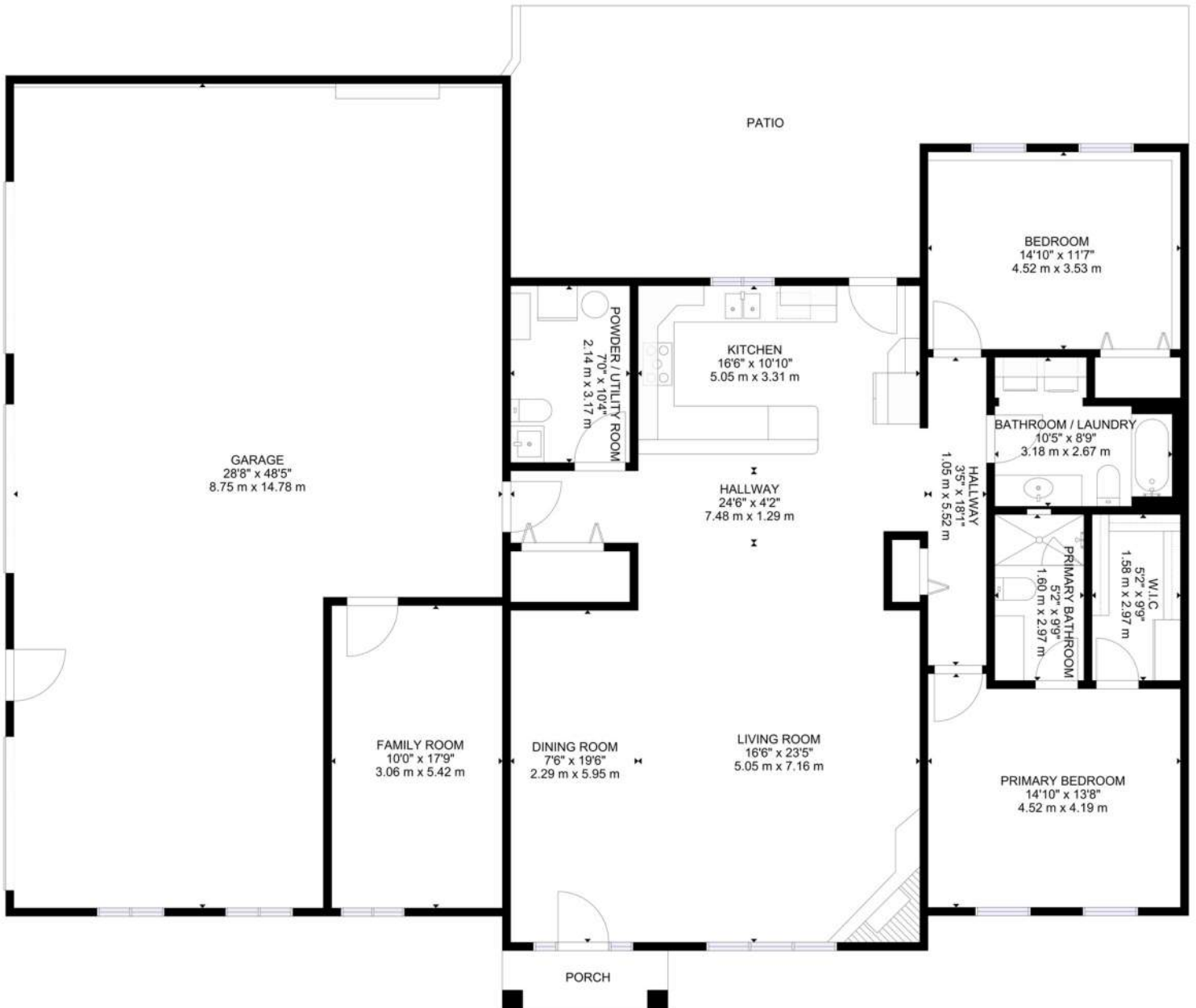
GALLERY



GALLERY



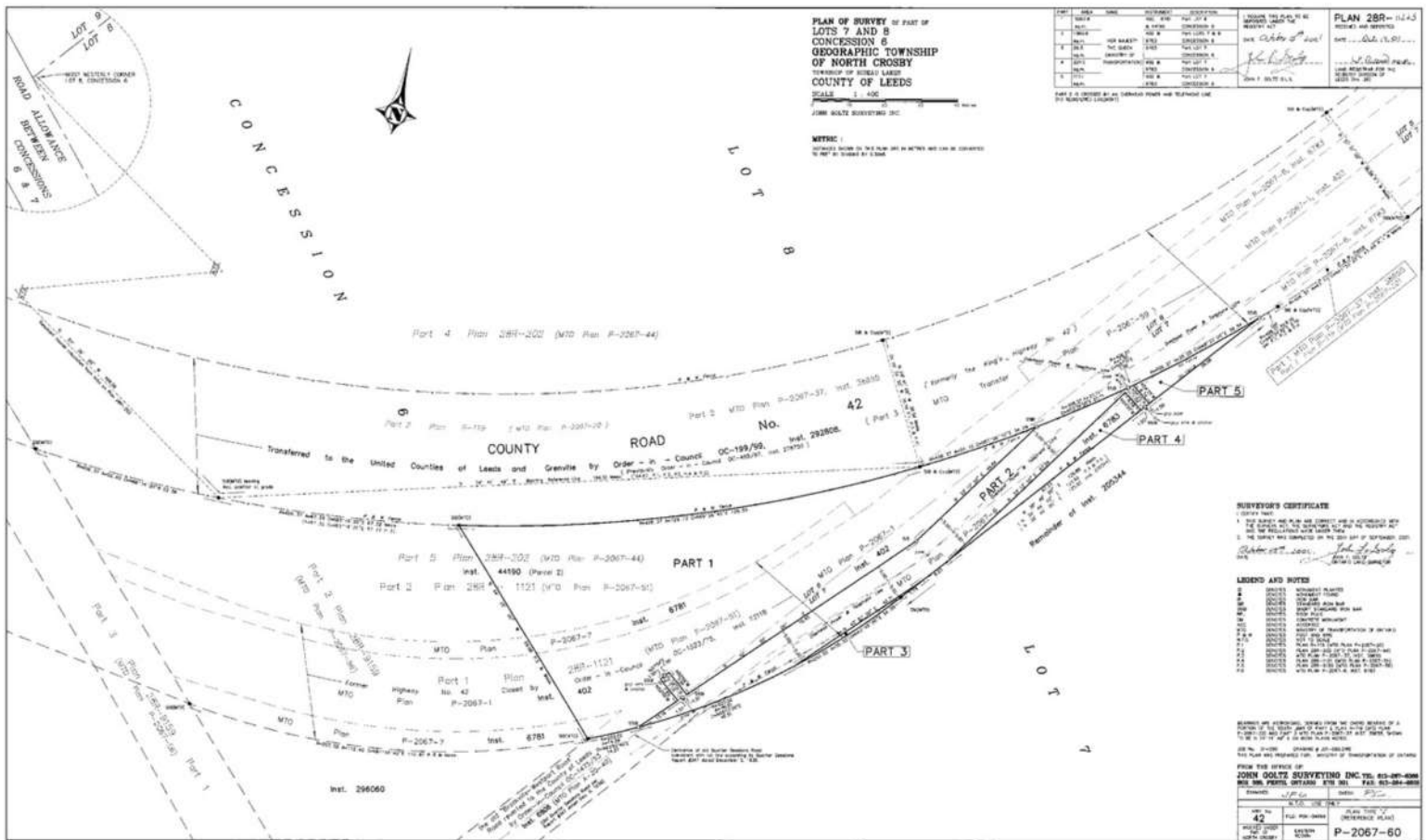
FLOOR PLANS



GROSS INTERNAL AREA
EXCLUDED AREA: PATIO: 511 sq.ft, 47 m², GARAGE: 1392 sq.ft, 129 m², PORCH: 33 sq.ft, 3 m²
TOTAL: 1606 sq.ft, 149 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SURVEY



WELL REPORT



Ministry of
the Environment

Well Tag No. (Place Sticker and/or Print Below)

A005833

Well Record

Regulation 903 Ontario Water Resources Act

Measurements recorded by: ☒ Metric ☐ Imperial

Well Location

Address of Well Location (Street Number/Name) Hwy 42 Township North Crosby Lot Pt 7-8 Concession 6
 County/District/Municipality Leeds County City/Town/Village Westport Province Ontario Postal Code K0G 1X0
 UTM Coordinates Zone 18 Easting 390726 Northing 4940363 Municipal Plan and Sublot Number
 NAD 83

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

| General Colour | Most Common Material | Other Materials | General Description | Depth (m/l) From To |
|----------------|----------------------|-----------------|---------------------|------------------------|
| Brown | Earth | | | 0 1.2 |
| Gray | Clay | | | 1.2 7.6 |
| Gray | Sandstone | | | 7.6 18.3 |
| White | Limestone | | | 18.3 44.2 |
| Red/Black | Granite | | | 44.2 54.9 |

Annular Space
 Depth Set at (m/l) From 0 To 8.5 Type of Sealant Used (Material and Type) Cement Volume Placed (m³/l) 160kg

Method of Construction
☐ Cable Tool ☐ Diamond ☐ Rotary (Conventional) ☐ Jetting ☐ Rotary (Reverse) ☐ Driving ☐ Boring ☐ Digging ☐ Air percussion ☐ Other, specify

Well Use
☐ Public ☐ Commercial ☐ Not used ☒ Domestic ☐ Municipal ☐ Dewatering ☐ Livestock ☐ Test Hole ☐ Monitoring ☐ Irrigation ☐ Cooling & Air Conditioning ☐ Industrial ☐ Other, specify

Construction Record - Casing
 Inside Diameter (cm/in) 15.85 Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel) steel Wall Thickness (cm/in) 1.88 Depth (m/l) From 0 To 8.5

Status of Well
☒ Water Supply ☐ Replacement Well ☐ Test Hole ☐ Recharge Well ☐ Dewatering Well ☐ Observation and/or Monitoring Hole ☐ Alteration (Construction) ☐ Abandoned, Insufficient Supply ☐ Abandoned, Poor Water Quality ☐ Abandoned, other, specify ☐ Other, specify

Construction Record - Screen
 Outside Diameter (cm/in) Material (Plastic, Galvanized, Steel) Slot No. Depth (m/l) From To

Water Details
 Water found at Depth 13 (m/l) Kind of Water: ☒ Fresh ☐ Untested ☐ Gas ☐ Other, specify
 Water found at Depth 52 (m/l) Kind of Water: ☒ Fresh ☐ Untested ☐ Gas ☐ Other, specify
 Water found at Depth (m/l) Kind of Water: ☐ Fresh ☐ Untested ☐ Gas ☐ Other, specify

Well Contractor and Well Technician Information
 Business Name of Well Contractor JR Thompson Well Contractor's Licence No. 49015
 Business Address (Street Number/Name) 2076 Old Brooke Rd. Municipality Maberly
 Province ON Postal Code K0H2B0 Business E-mail Address
 Bus. Telephone No. (inc. area code) 613-267-4800 Name of Well Technician (Last Name, First Name) Darrell Stevenson
 Well Technician's Licence No. 219119 Signature of Technician and/or Contractor Date Submitted 2009/01/20

Results of Well Yield Testing
 After test of well yield, water was: ☒ Clear and sand free ☐ Other, specify
 If pumping discontinued, give reason:
 Pump intake set at (m/l) 52
 Pumping rate (l/min / GPM) 23
 Duration of pumping 1 hrs + min
 Final water level end of pumping (m/l) 17.4
 If flowing give rate (l/min / GPM)
 Recommended pump depth (m/l) 52
 Recommended pump rate (l/min / GPM) 22
 Well production (l/min / GPM) 21
 Disinfected? ☒ Yes ☐ No

| Draw Down | | Recovery | |
|--------------|-------------------|------------|-------------------|
| Time (min) | Water Level (m/l) | Time (min) | Water Level (m/l) |
| Static Level | 10.1 | | |
| 1 | 11.2 | 1 | 15.3 |
| 2 | 11.4 | 2 | 13.9 |
| 3 | 11.7 | 3 | 12.6 |
| 4 | 11.9 | 4 | 12 |
| 5 | 12.1 | 5 | 11.2 |
| 10 | 12.5 | 10 | 10.5 |
| 15 | 13 | 15 | 10.1 |
| 20 | 13.5 | 20 | 10.1 |
| 25 | 14.0 | 25 | 1 |
| 30 | 14.5 | 30 | 1 |
| 40 | 15.6 | 40 | 1 |
| 50 | 16.4 | 50 | 1 |
| 60 | 17.4 | 60 | 10.1 |

Map of Well Location
 Please provide a map below following instructions on the back.

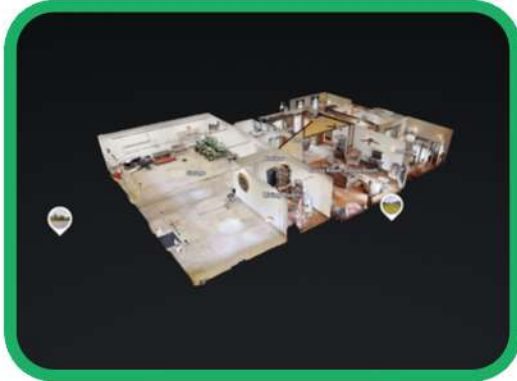
 Comments:

Well owner's information
 Date Package Delivered 2009/01/20
 Date Work Completed 2009/01/20
 Well owner's information package delivered ☒ Yes ☐ No

Ministry Use Only
 Audit No. 2103913
 Received SEP 24 2009

INTERACTIVE LINKS

Virtual Tour



Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=R2NTXCoSst2>

Video Tour



Scan the QR Code or Visit:
https://youtu.be/_nAYoJrIV3s

Google Maps



Scan the QR Code or Visit:
<https://maps.app.goo.gl/295pkzkCcOdZsTCX8>

Panorama



Scan the QR Code or Visit:
<https://360panos.org/panos/9625Highway42/>

MLS LISTING



9625 Highway 42 **List: \$779,000 For: Sale**

Rideau Lakes Ontario K0G 1X0

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

SPIS: N

Taxes: \$4,094.70/2024

DOM: 0

Detached

Front On: S

Rms: 10

Link: N

Acre: .50-1.99

Bedrooms: 2 + 0

Bungalow

Washrooms: 3

1x2xMain, 1x3xMain, 1x4xMain

Lot: 581.56 x 226.57 FeetIrreg:

Dir/Cross St: Highway 42 / Noonan Road

MLS#: X12112359

PIN#: 441030167

Fractional Ownership: N

Possession Remarks: TBD

Kitchens: 1
Fam Rm: N
Basement: None
Fireplace/Stv: Y
Heat: Heat Pump / Electric
A/C: Wall Unit
Central Vac: N
Apx Age: 16-30
Apx Sqft: 1500-2000
Assessment:
POTL:
POTL Mo Fee:
Elevator/Lift:
Laundry Lev: Main
Phys Hdcap-Eqp:

Exterior: Stone / Vinyl Siding
Drive: Pvt Double
Gar/Gar Spcs: Attached / 3
Drive Park Spcs: 4
Tot Prk Spcs: 7 None
UFFI:
Pool:
Energy Cert:
Cert Level:
GreenPIS:
Prop Feat:

Beach, Fireplace/Stove, Golf, Lake Access,
Library, Place Of Worship, School Bus Route

Zoning: RU
Cable TV: A
Hydro: Y
Gas: N
Phone: Y
Water: Well
Water Supply: Drilled Well
Sewer: Septic
Spec Desig: Unknown
Farm/Agr: None
Waterfront:
Retirement: Out Buildings, Shed
Oth Struct:

Topography: Flat,Level,Wooded/Treed

Rural Services:

Access to Property: Municipal Road,Year Round Municipal RoadCell Services,Electricity Connected,Garbage Pickup,Recycling

Waterfront: None

Pickup,Telephone Available

| # | Room | Level | Length (ft) | Width (ft) | Description |
|------|-----------|-------|-------------|------------|----------------|
| 1 | Office | Main | 17.72 | x9.84 | Hardwood Floor |
| 2 | Bathroom | Main | 10.17 | x6.89 | 2 Pc Bath |
| 3 | Kitchen | Main | 16.73 | x15.09 | Tile Floor |
| 4 | Dining | Main | 19.36 | x10.17 | Hardwood Floor |
| 5 | Living | Main | 19.36 | x14.11 | Hardwood Floor |
| 6 | Prim Bdrm | Main | 14.76 | x13.12 | Hardwood Floor |
| 7 | Other | Main | 9.84 | x5.25 | Hardwood Floor |
| 8 | Bathroom | Main | 9.84 | x5.25 | 3 Pc Ensuite |
| 9 | Bathroom | Main | 10.5 | x5.91 | 4 Pc Bath |
| 10Br | | Main | 14.76 | x11.48 | Hardwood Floor |

Client Remks: Beautiful and spacious bungalow located between Westport and Newboro. This home is impressive and the quality of the build is evident everywhere you look. The house has a large open-concept main living/dining area with cathedral ceilings, engineered hardwood floors, a stone-clad propane fireplace and is completely wired for sound throughout the home and garage. The kitchen features a gourmet cherry kitchen with granite counter tops, a large eating area and access to the rear yard. The home has two generously sized bedrooms, a full ensuite bathroom in one bedroom as well as a walk-in closet and another full bathroom down the hallway. There is also a half bathroom near the entrance of the home. The state-of-the art mechanical room has the in-floor radiant heat plumbing, HRV, a 200-amp service panel and the well water pressure system. The attached triple car garage is fully insulated and heated and has a room that can be used as an office or recreation/games room. The property includes 1.7 landscaped acres of land, two storage sheds with an attached carport and is serviced by a drilled well and septic system. Prime location in Rideau Lakes Township with multiple lakes in the area as well as golf courses, shopping and dining nearby in the Village of Westport.

Extras:

Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGEPh: 613-273-9595



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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