



## 9727 Highway 42, Rideau Lakes, ON

#	<b>X12751278</b>
\$	<b>\$639,000</b>
	<b>3 Bedrooms</b>
	<b>3 Bathrooms</b>
	<b>1.03 Acres</b>

### Country living just minutes southeast of the Village of Westport!

This beautiful bungalow sits back from the road with a fenced rear yard, storage sheds and a 2-car detached garage. The home has a covered rear porch and a large deck off the back of the home as well as a 3-season sunroom at the front of the home that is perfect for bug-free evenings with family or friends. The foyer of the home opens up into the oak kitchen with ample countertops and storage. The floor plan is an open-concept design with a large living room with soaring cathedral ceilings, a propane fireplace for those cold winter days and access to the rear deck from the living room. The laundry room sits between the kitchen and garage, along with a 2-pc bathroom. Down the hall, you will find three bedrooms, a full main bathroom as well as a full ensuite bathroom and access to the deck via the primary bedroom. The lower level is extensive and has been spray-foamed and is ready for your designs.

*Your Total Real Estate Package!*

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



**GURR**  
REAL ESTATE GROUP

[www.gurreathomes.com](http://www.gurreathomes.com)

[info@gurreathomes.com](mailto:info@gurreathomes.com)

**(613) 273-9595**



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## Listing Description

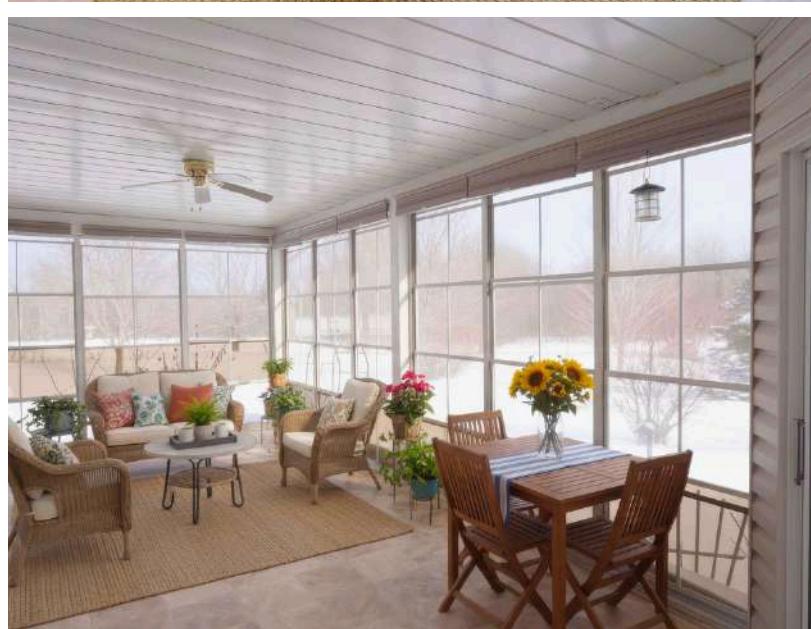
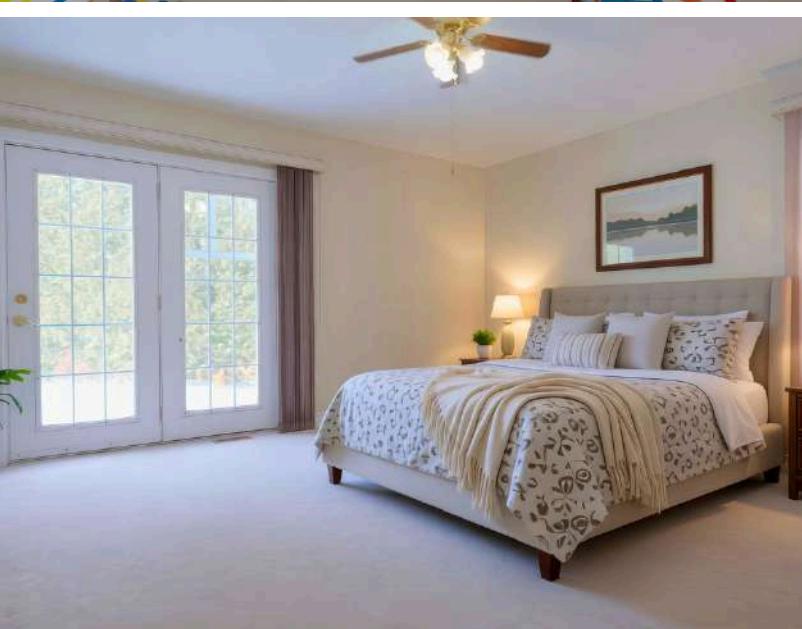
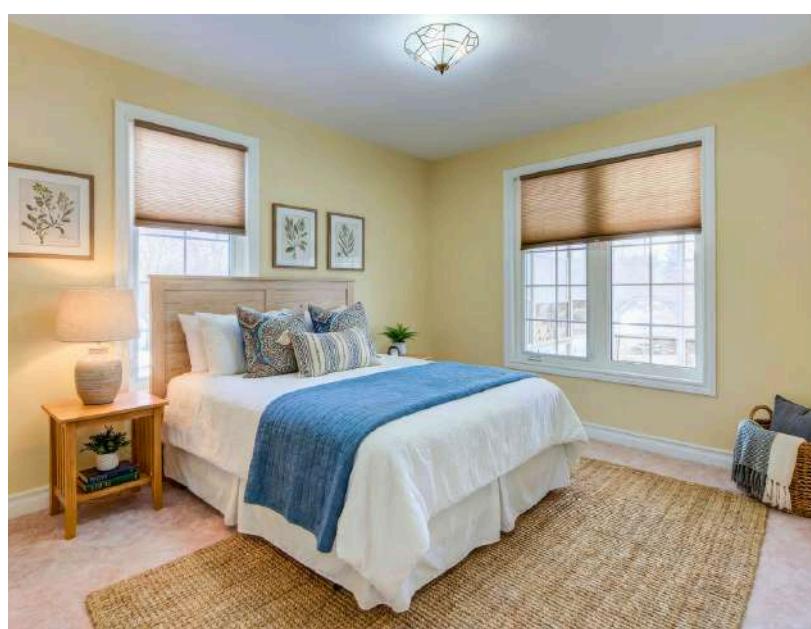
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- The lower level is extensive and has been spray-foamed and is ready for your designs. The property has been well maintained and is serviced by a drilled well and full septic system and has an on-demand generator system in place.
- Prime location in the heart of lake country with amenities just a few minutes away in Westport, including shopping, dining, entertainment, a winery, beach plus more!

## Directions

Highway 42 (County Road 42). Watch for signs.

# GALLERY



# WATER TEST

Public  
Health  
Ontario

Santé  
publique  
Ontario

Public Health Laboratory - Kingston

181 Barrie St  
KINGSTON, ON K7L 3K2

Bacteriological Analysis of Drinking Water for Private Citizen, Single Household Only  
Analyse bactériologique de l'eau potable - Particuliers, Ménages unifamiliaux seulement

Submitter's Name and Mailing Address /  
Nom et adresse postale de l'auteur de la demande d'analyse\*\*

Street Name / Nom de rue / Prénom, Nom de famille

9727 COUNTY RD 42  
WESTPORT, ON K0G 1X0

Location of Water Source /  
Emplacement de la source d'eau\*\*

Lot, Concession / ou lot, concession

Emergency Locator # / 911#

Street address / Adresse municipale

9727 COUNTY RD 42  
RIDEAU LAKES ON K0G1X0

County / Comté: NOT PROVIDED  
Health Unit # / # du bureau de santé: 2243

## Specimen details / Détails sur l'échantillon:

Barcode / Code à barres: 012945737

Purification system used (e.g. UV, filtration, etc.)? /  
Système d'épuration utilisé (p. ex. rayons UV, filtration, etc.)?\*\*

No / Non

Phone # / # Tel: 613 273 7055

Authorized by / Autorisé par

Date/Time Collected / Date/heure du prélèvement\*: 2025-08-18 14:00:00

Vice President and Chief, Microbiology and Laboratory Services or  
Designate / ou Désigner

Date/Time Received / Date/heure Reçu le: 2025-08-19 11:45:00

## Specimen Note / Note sur l'échantillon:

This specimen was received in good condition unless otherwise stated. À moins d'avis contraire, l'échantillon était en bonne condition au moment de la réception.

Submit your water sample information and get your test report quickly online through our Water Testing Portal:  
[www.publichealthontario.ca/WaterPortal](http://www.publichealthontario.ca/WaterPortal). Soutenez les informations relatives à votre échantillon d'eau et obtenez rapidement votre rapport d'analyse en ligne sur notre portail d'analyse de l'eau de puits : [www.publichealthontario.ca/WaterPortal](http://www.publichealthontario.ca/WaterPortal).

## Test results / Résultats d'analyse:

Total Coliform CFU/100 mL / Coliformes totaux UFC/100 mL

0

E. coli CFU/100 mL / E. coli UFC/100 mL

0

### Interpretation / Interprétation:

There is no evidence of fecal contamination. If the results show the presence of coliforms it may be indicative of a contaminated water supply. Given the susceptibility of well water to external influences, it is important to test more frequently. Consult local health unit for information if required.  
Il n'y a aucune preuve de contamination fécale. Si les résultats indiquent la présence de coliformes, cela peut être révélateur d'une source d'eau polluée. L'eau des puits étant susceptible d'être dégradée par des facteurs externes, il est important de la faire analyser fréquemment. Consultez le bureau local de santé publique pour plus de détails, si nécessaire.

Date Read / Analyse effectuée le: 2025-08-20

Date of Analysis / Date de l'analyse: 2025-08-19

# UTILITIES

## Utilities & Annual Costs (2025)

Taxes	Hydro	Propane
\$3,658.94	\$1,824.00	\$3,856.92

# SEPTIC INFORMATION

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: Aug 14 - 2025  
Address: 1421 Hwy 42  
Location: Westport

Type of Tank:  One Compartment  Two Compartment  
Type of Tank or 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: No smell

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

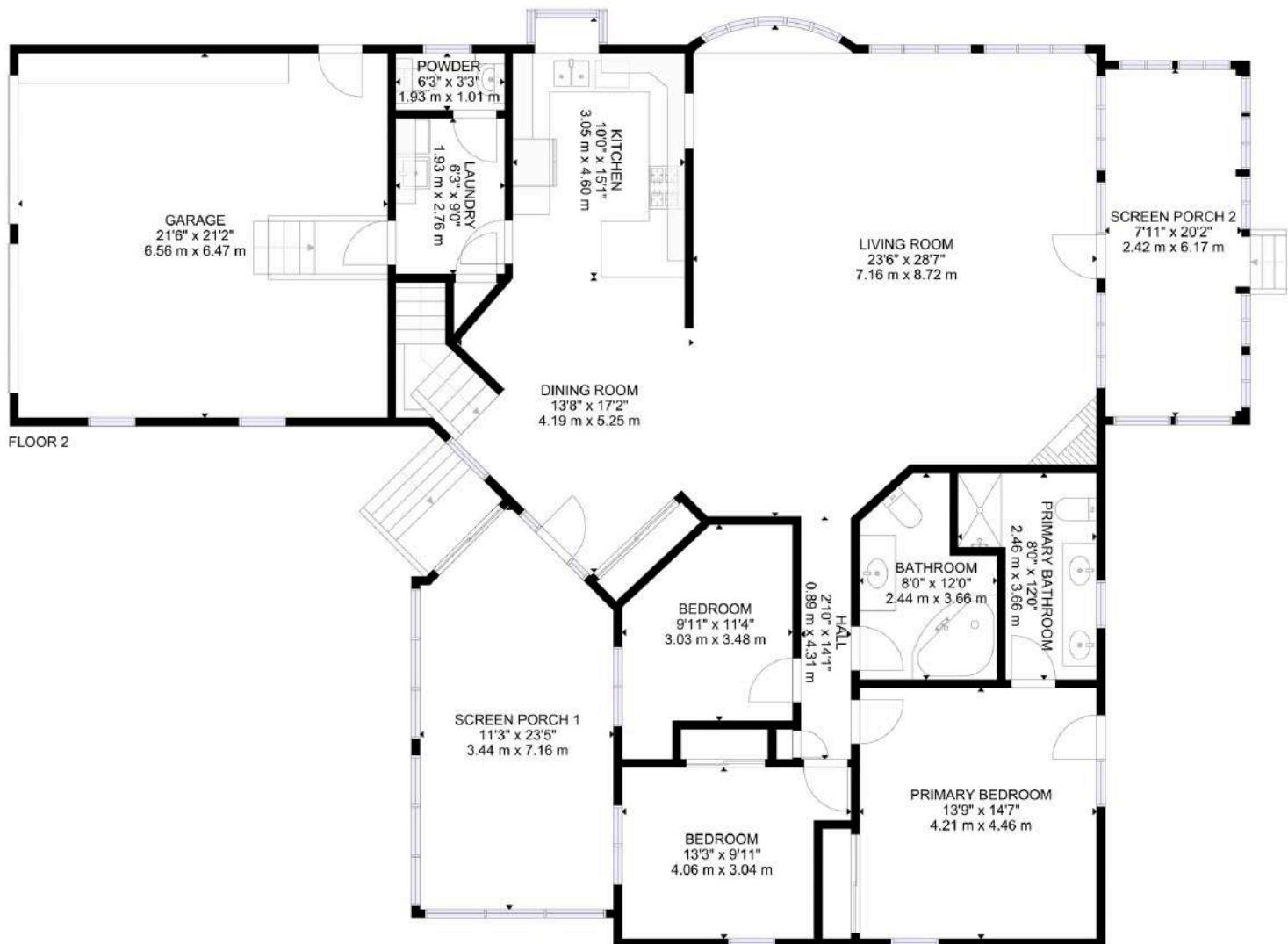
Flow Test:  Yes  No Approximate Seepage at Bed: 30 min good

### Comments

System was pumped for 20-25 min. System is in good working condition.

B7

# FLOOR PLANS 1/2



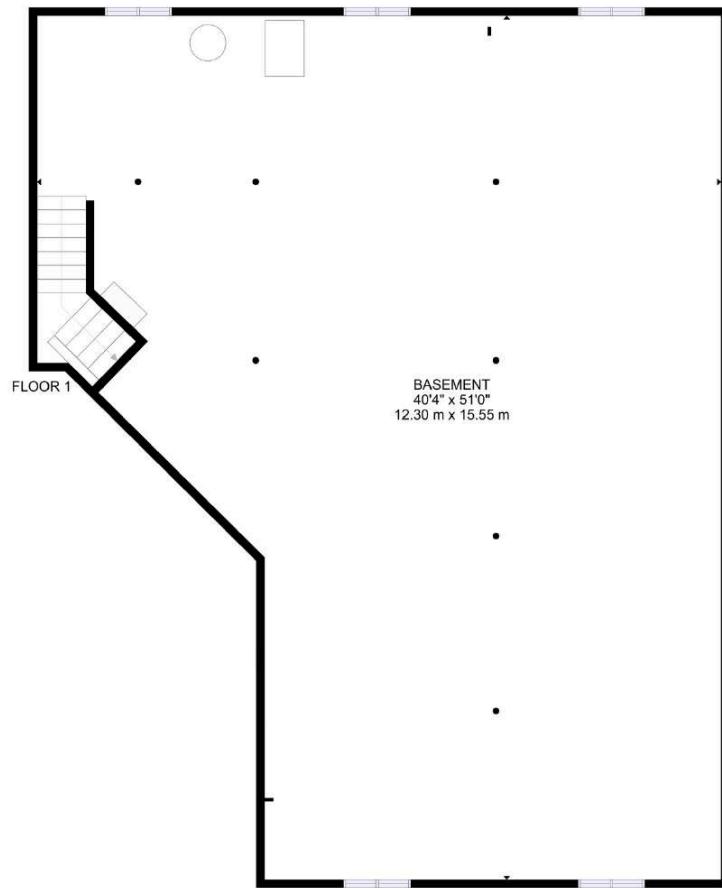
## Main Floor

### GROSS INTERNAL AREA

FLOOR 1: 1716 sq.ft, 159 m<sup>2</sup>, FLOOR 2: 1785 sq.ft, 166 m<sup>2</sup>  
 EXCLUDED AREA: SCREEN PORCH 1: 234 sq.ft, 22 m<sup>2</sup>, SCREEN PORCH 2: 161 sq.ft, 15 m<sup>2</sup>, GARAGE: 457 sq.ft, 42 m<sup>2</sup>  
 TOTAL: 3501 sq.ft, 325 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# FLOOR PLANS 2/2



## Basement

### GROSS INTERNAL AREA

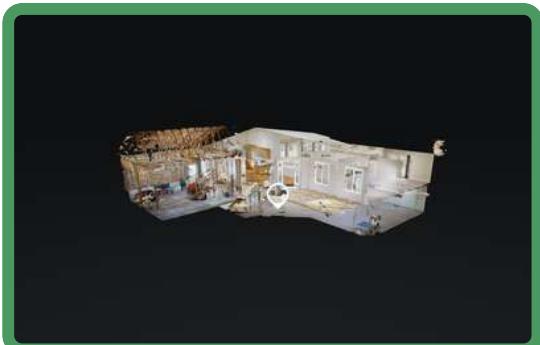
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# INTERACTIVE LINKS

## Virtual Tour



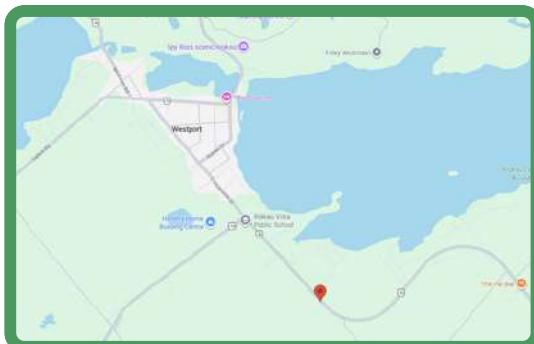
Scan the QR Code or Visit:  
<https://my.matterport.com/show/?m=Qy5qqYp5vq1>

## Video Tour



Scan the QR Code or Visit:  
<https://youtu.be/oOhAZsj1AvU>

## Google Map



Scan the QR Code or Visit:  
<https://maps.app.goo.gl/zSPEZxzKQx94xp1SA>

## Panorama View



Scan the QR Code or Visit:  
<https://360panos.org/panos/9727Highway42/>

# MLS LISTING

	<b>9727 Highway 42</b> <b>Rideau Lakes Ontario K0G 1X0</b> Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville <b>SPIS: N</b> <b>Taxes: \$3,658.94/2025</b> <b>DOM: 0</b>				<b>List: \$639,000 For: Sale</b>																																																																																											
	Detached	<b>Front On: W</b>	<b>Rms: 11</b>	<b>Link: N</b>	<b>Acre: .50-1.99</b>																																																																																											
	Bungalow		<b>Bedrooms: 3</b>		<b>Washrooms: 3</b>																																																																																											
<b>Lot: 150 x 300 Feet Irreg:</b> <b>Dir/Cross St:</b> Highway 42 / Noonan Road <b>Directions:</b> Highway 42 (County Road 42). Watch for signs.																																																																																																
<b>MLS#:</b> X12751278 <b>PIN#:</b> 441050149																																																																																																
<b>Possession Remarks:</b> TBD <b>Legal:</b> PT LT 8 CON 7 NORTH CROSBY PT 2 28R2876; RIDEAU LAKES																																																																																																
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Full / Unfinished / Development Potential <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Propane <b>A/C:</b> Central Air <b>Central Vac:</b> Y <b>Apx Age:</b> 16-30 <b>Year Built:</b> 1999 <b>Apx Sqft:</b> 1500-2000 <b>Lot Shape:</b> Rectangular <b>Lot Size Source:</b> GeoWarehouse <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Poured Concrete <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> Main <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Vinyl Siding <b>Gar/Gar Spcs:</b> Attached / 2 <b>Park/Drive:</b> <b>Drive:</b> Private Double <b>Drive Park Spcs:</b> 4 <b>Tot Prk Spcs:</b> 6 <b>UFFI:</b> None <b>Pool:</b> <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Beach, Central Vacuum, Fireplace/Stove, Golf, Lake Access, Library, Park, School Bus Route <b>Exterior Feat:</b> Deck, Landscaped, Privacy, Porch Enclosed, Year Round Living <b>Interior Feat:</b> Central Vacuum, Primary Bedroom - Main Floor, Sump Pump, Water Heater Owned, Water Softener <b>Security Feat:</b> Smoke Detector	<b>Zoning:</b> RU <b>Cable TV:</b> N <b>Hydro:</b> Y <b>Gas:</b> N <b>Phone:</b> A <b>Water:</b> Well <b>Water Supply Type:</b> Drilled Well <b>Sewer:</b> Septic <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> None <b>Retirement:</b> Propane Tank <b>Under Contract:</b> <b>HST Applicable to:</b> Not Subject to HST <b>Sale Price:</b> <b>Oth Struct:</b> Garden Shed <b>Survey Type:</b> None																																																																																														
<b>Topography:</b> Flat, Level, Wooded/Treed <b>Waterfront:</b> None																																																																																																
<b>Rural Services:</b> Cell Services, Electricity Connected, Garbage Pickup, Recycling Pickup, Telephone Available																																																																																																
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<b>Inclusions:</b> Fridge, Stove, Dishwasher, Microwave <b>Listing Contracted With:</b> ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE <b>Ph:</b> 613-273-9595																																																																																																



## Questions? Contact us:

**Tammy & Heath Gurr**

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Westport Office:  
7 Spring Street, P.O. Box 148,  
Westport, ON K0G 1X0



[www.gurreathomes.com](http://www.gurreathomes.com)  
[info@gurreathomes.com](mailto:info@gurreathomes.com)  
(613) 273-9595



Kingston Office:  
640 Cataraqui Woods Drive  
Kingston, ON K7P 2Y5

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