



*One Acre of Privacy,
Minutes from Town!*

9727 Highway 42, Rideau Lakes, ON

X12751278

\$ \$639,000

3 Bedrooms

3 Bathrooms

1.03 Acres

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



www.gurreathomes.com

info@gurreathomes.com

(613) 273-9595



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Rideau Lakes, ON**

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Listing Description

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. 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 / Rue / Prénom, Nom de famille  Street address / Adresse municipale 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 Phone # / # tél.: 613 273 7055 Date/Time Collected / Date/heure du prélèvement **: 2025-08-18 14:00:00 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 / Soumettez 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 .					
Test results / Résultats d'analyse: <table border="1"> <tr> <td>Total Coliform CFU/100 mL / Coliformes totaux UFC/100 mL</td> <td>0</td> </tr> <tr> <td>E.coli CFU/100 mL / E. coli UFC/100 mL</td> <td>0</td> </tr> </table> 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 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 of Analysis / Date de l'analyse: 2025-08-19		Total Coliform CFU/100 mL / Coliformes totaux UFC/100 mL	0	E.coli CFU/100 mL / E. coli UFC/100 mL	0
Total Coliform CFU/100 mL / Coliformes totaux UFC/100 mL	0				
E.coli CFU/100 mL / E. coli UFC/100 mL	0				
Purification system used (e.g. UV, filtration, etc.)? / Système d'épuration utilisé (p. ex. rayons UV, filtration, etc.)? ** No / Non Authorized by / Autorisé par Vice President and Chief, Microbiology and Laboratory Services or Designate / ou Désigner					
Date Read / Analyse effectuée le: 2025-08-20					

UTILITIES

Utilities & Annual Costs (2025)

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

SEPTIC INFORMATION

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

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

PUMPER REPORT SEPTIC SYSTEM MAINTENANCE & PUMPING INFORMATION

Name: [REDACTED]

Date: Aug 14 - 2025

Address: 1422 Hwy 42

Phone: _____

Location: 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

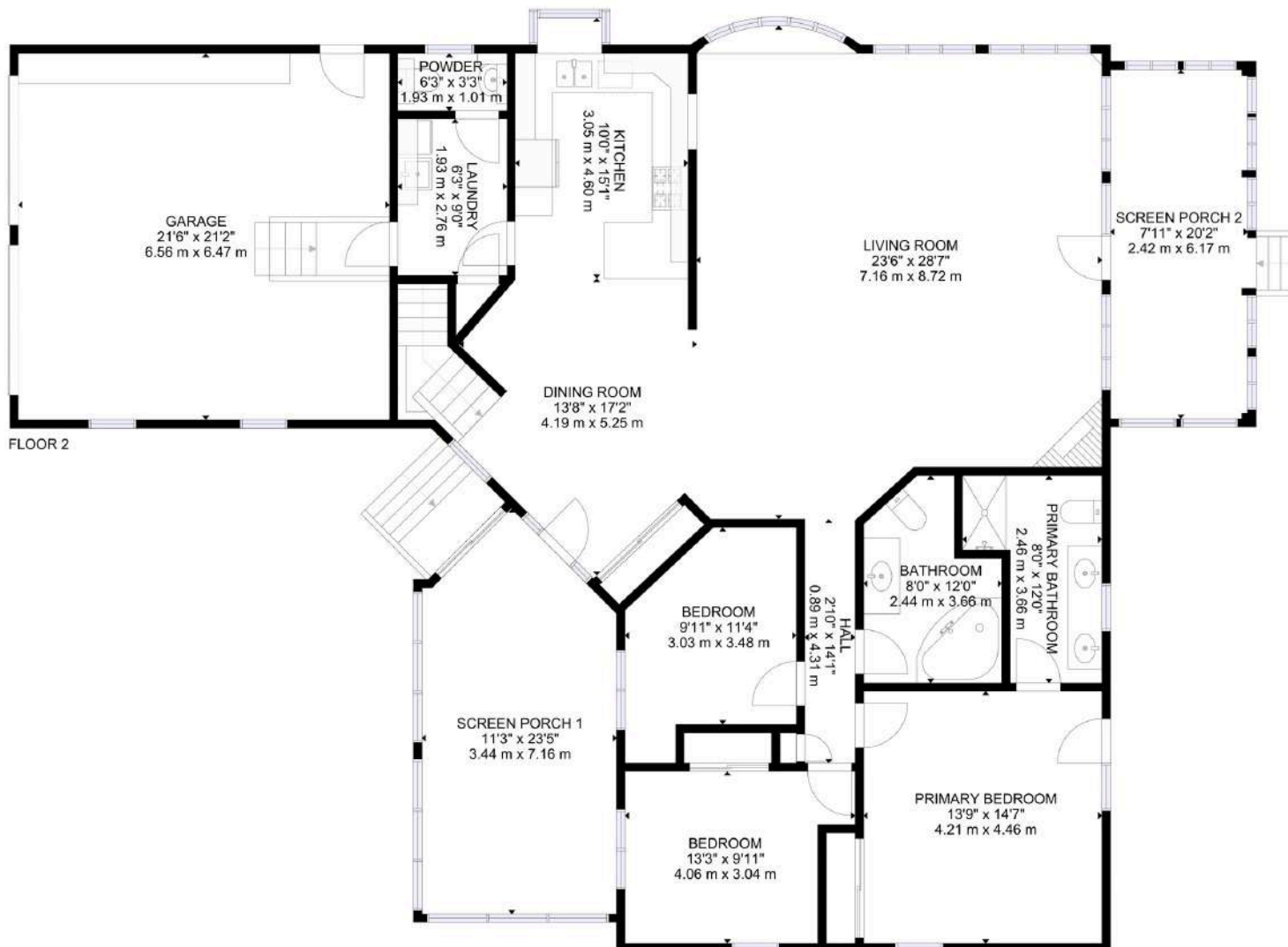
Flow Test ☒ Yes ☐ No Approximate Seepage at Bed: 30 MIN good

Comments

Tank was pumped from 2025
system is good working condition

Bry

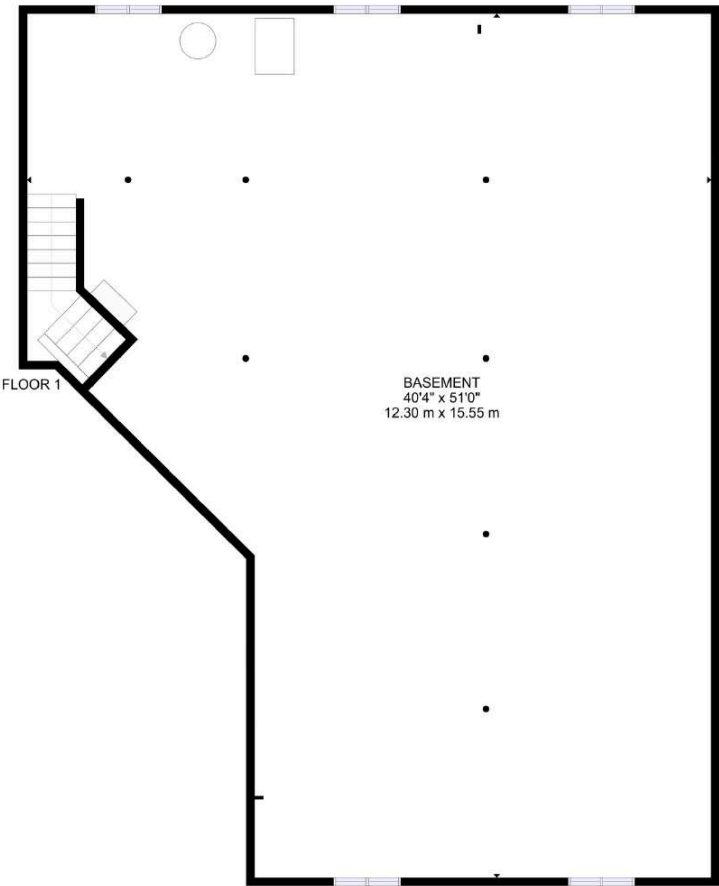
FLOOR PLANS 1/2



Main Floor

GROSS INTERNAL AREA
 FLOOR 1: 1716 sq.ft, 159 m², FLOOR 2: 1785 sq.ft, 166 m²
 EXCLUDED AREA: SCREEN PORCH 1: 234 sq.ft, 22 m², SCREEN PORCH 2: 161 sq.ft, 15 m², GARAGE: 457 sq.ft, 42 m²
 TOTAL: 3501 sq.ft, 325 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Basement

GROSS INTERNAL AREA
FLOOR 1: 1716 sq.ft, 159 m², FLOOR 2: 1785 sq.ft, 166 m²
XCLUDED AREA: SCREEN PORCH 1: 234 sq.ft, 22 m², SCREEN PORCH 2: 161 sq.ft, 15 m², GARAGE: 457 sq.ft, 42 m²
TOTAL: 3501 sq.ft, 325 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SURVEY

ORIGINAL	PLAN	MATERIAL
PLASTIC MATERIAL	—	MYLAR
GAUGE	—	0.003 INCH
INK	—	50 SPECIAL BLACK

REFERENCE PLAN

SHOWING: PART LOT 8 - CONCESSION 7
TOWNSHIP OF NORTH CROSBY
COUNTY OF LEEDS

SCALE: ONE INCH = 60 FEET
1978.

ALL HANGING LINES SHOWN ON THIS PLAN HAVE BEEN VERIFIED
BEARINGS ARE ASTRONOMIC DERIVED FROM THE WESTERLY LIMIT
OF THE KINGS HIGHWAY N^o 42 ASSUMED TO HAVE AN
ASTRONOMIC BEARING OF N 44° 43' W AS SHOWN ON PLAN
N^o 6783.
— S.I.B. DENOTES STANDARD IRON BAR 1" X 1" X 48"
— 5/8" DENOTES IRON 5/8" X 5/8" X 24"
P.D. DENOTES FOUND
M.T.C. DENOTES MINISTRY OF TRANSPORTATION AND
COMMUNICATIONS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT AND THE REGISTRY ACT AND
THE REGULATIONS MADE THEREUNDER.

2. THE SURVEY WAS COMPLETED ON THE 9th DAY OF
DECEMBER, 1978.

DECEMBER 9, 1978. *Wm. J. Salter*
WILLIAM J. SALTER
ONTARIO LAND SURVEYOR

RECEIVED AND DEPOSITED
AS:

PLAN 28R-2876

December 18th 1978

Wm. J. Salter
REGISTRAR FOR THE
REGISTRY DIVISION OF
LEEDS.

I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER PART II
OF THE REGISTRY ACT.

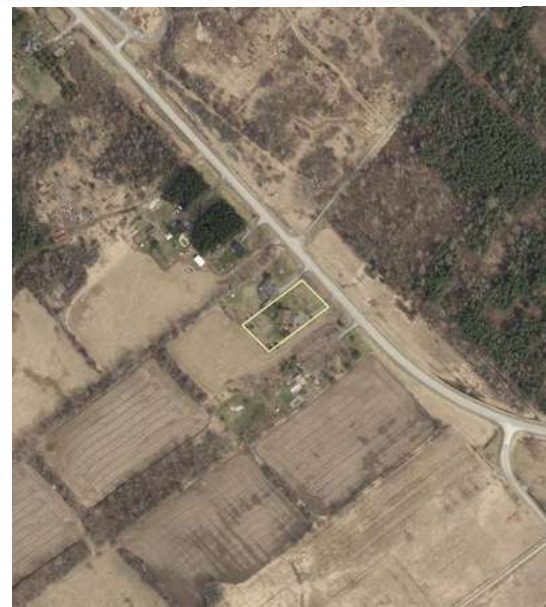
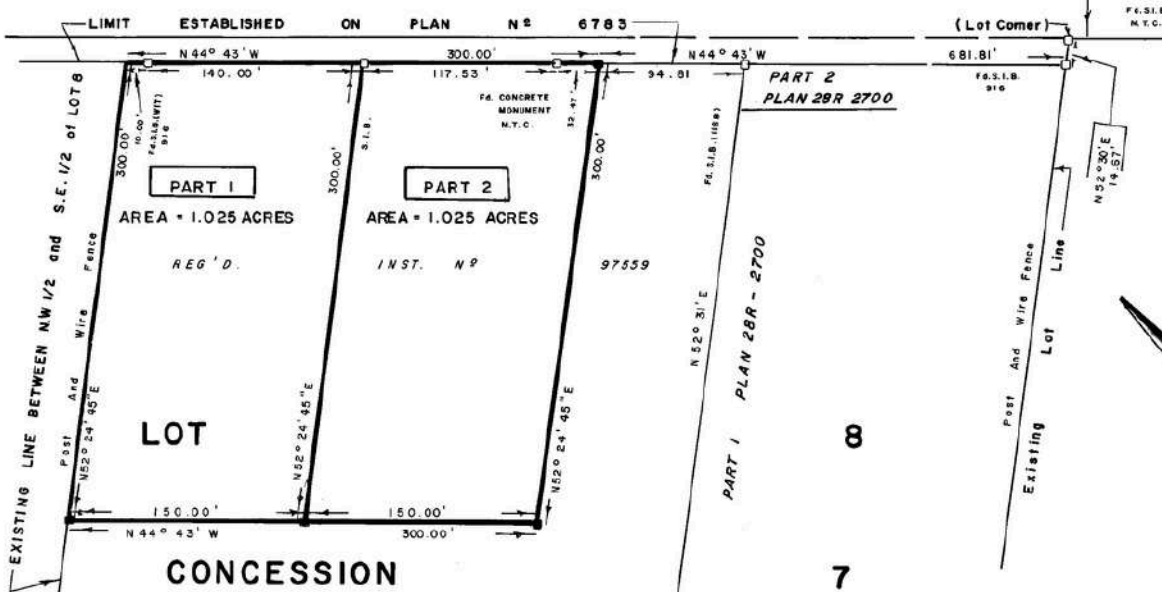
DECEMBER 9, 1978.

Wm. J. Salter
WILLIAM J. SALTER
ONTARIO LAND SURVEYOR

TOWNSHIP OF NORTH CROSBY

THE KINGS HIGHWAY N^o 42

ROAD ALLOWANCE BETWEEN CONCESSIONS 6 and 7



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



9727 Highway 42 **List: \$639,000 For: Sale**

Rideau Lakes Ontario K0G 1X0

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

SPIS: N

Taxes: \$3,658.94/2025

DOM: 0

Detached

Link: N

Bungalow

Front On: W

Acre: .50-1.99

Rms: 11

Bedrooms: 3

Washrooms: 3

1x2xMain, 1x3xMain, 1x4xMain

Lot: 150 x 300 Feet Irreg:

Dir/Cross St: Highway 42 / Noonan Road

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

MLS#: X12751278

PIN#: 441050149

Possession Remarks: TBD

Legal: PT LT 8 CON 7 NORTH CROSBY PT 2 28R2876; RIDEAU LAKES

Kitchens: 1
Fam Rm: N
Basement: Full / Unfinished / Development Potential
Fireplace/Stv: Y
Heat: Forced Air / Propane
A/C: Central Air
Central Vac: Y
Apx Age: 16-30
Year Built: 1999
Apx Sqft: 1500-2000
Lot Shape: Rectangular
Lot Size Source: GeoWarehouse
Roof: Asphalt Shingle
Foundation: Poured Concrete
Assessment:
POTL:
POTL Mo Fee:
Elevator/Lift:
Laundry Lev: Main
Phys Hdcap-Eqp:

Exterior: Vinyl Siding
Gar/Gar Spcs: Attached / 2
Park/Drive:
Drive: Private Double
Drive Park Spcs: 4
Tot Prk Spcs: 6
UFFI: None
Pool:
Energy Cert:
Cert Level:
GreenPIS:
Prop Feat: Beach, Central Vacuum, Fireplace/Stove, Golf, Lake Access, Library, Park, School Bus Route
Exterior Feat: Deck, Landscaped, Privacy, Porch Enclosed, Year Round Living
Interior Feat: Central Vacuum, Primary Bedroom - Main Floor, Sump Pump, Water Heater Owned, Water Softener
Security Feat: Smoke Detector

Zoning: RU
Cable TV: N
Hydro: Y
Gas: N
Phone: A
Water: Well
Water Supply Type: Drilled Well
Sewer: Septic
Spec Desig: Unknown
Farm/Agr: None
Waterfront:
Retirement: Propane Tank
Under Contract:
HST Applicable to: Not Subject to HST
Sale Price:
Oth Struct: Garden Shed
Survey Type: None

Topography: Flat, Level, Wooded/Treed

Rural Services: Cell Services, Electricity Connected, Garbage Pickup, Recycling Pickup, Telephone Available

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Sunroom	Main	23.62	x11.15	Vinyl Floor W/O To Yard
2	Foyer	Main	15.09	x11.48	Vinyl Floor Laminate
3	Kitchen	Main	13.12	x10.17	Vinyl Floor Laminate
4	Laundry	Main	8.86	x6.56	Vinyl Floor W/O To Garage
5	Bathroom	Main	6.56	x3.28	2 Pc Bath Vinyl Floor
6	Living	Main	23.95	x23.29	Broadloom Combined W/Dining Fireplace
7	Bathroom	Main	11.81	x7.87	3 Pc Bath Vinyl Floor Whirlpool
8	Prim Bdrm	Main	14.44	x13.78	Broadloom W/O To Deck
9	Bathroom	Main	11.81	x5.58	4 Pc Ensuite Vinyl Floor
10	2nd Br	Main	11.15	x9.84	Broadloom
11	3rd Br	Main	11.15	x9.84	Broadloom

Client Remks: 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. 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!

Inclusions: Fridge, Stove, Dishwasher, Microwave

Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE **Ph:** 613-273-9595



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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

www.gurreathomes.com
info@gurreathomes.com
(613) 273-9595

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

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