

PRICE
REDUCED



*One Acre of Privacy,
Minutes from Town!*

9727 Highway 42, Rideau Lakes, ON

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.

X12751278

\$ \$599,000

3 Bedrooms

3 Bathrooms

1.03 Acres

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 / Street Name / 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 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 | Purification system used (e.g. UV, filtration, etc.)? / Système d'épuration utilisé (p. ex. rayons UV, filtration, etc.)? ** Authorized by / Autorisé par Vice President and Chief, Microbiology and Laboratory Services or Designate / ou Désigner | No / Non |
|---|---|----------|

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:

| | |
|--|---|
| 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 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
 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/o
BRYAN'S SEPTIC SERVICE
P.O. BOX 37
WESTPORT, ONTARIO
K0G 1X0

(613) 273-3078 Email: brcolford@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

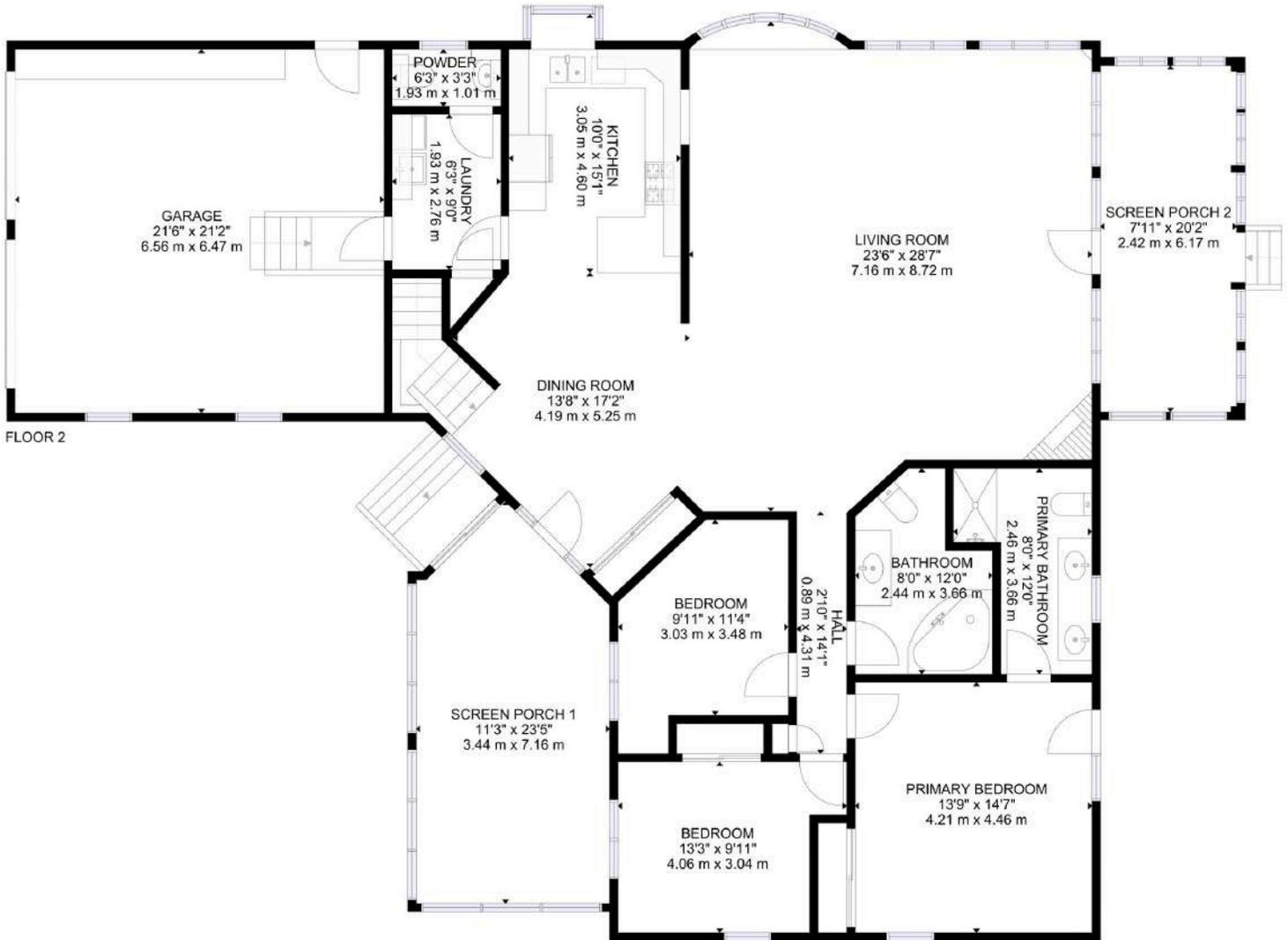
Flow Test Yes No Approximate Seepage at Bed: 30 MIN good

Comments

Tank was pumped from 20 25
system is good working condition

[Signature]

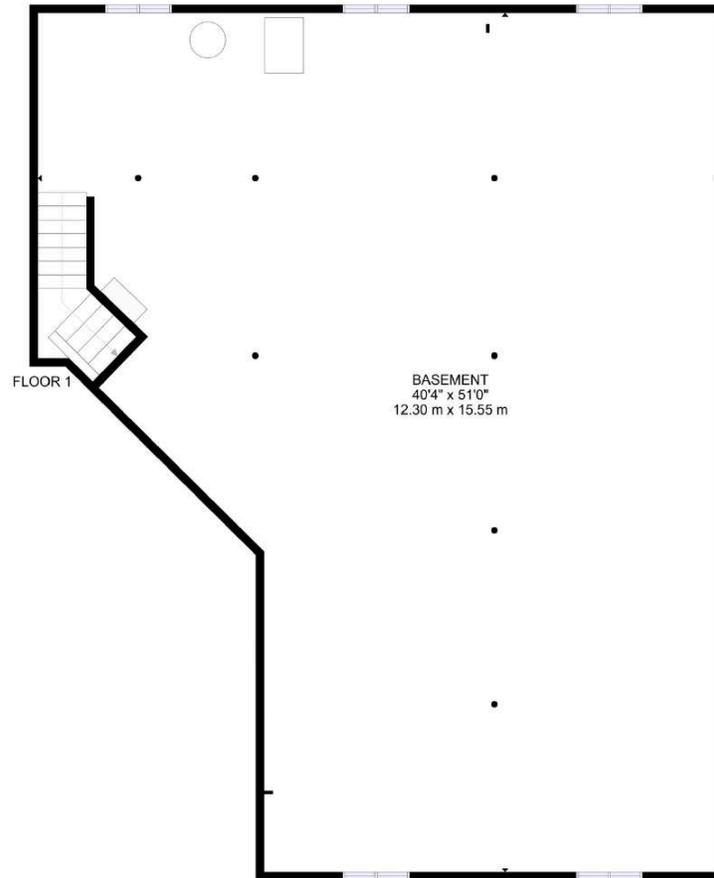
FLOOR PLANS 1/2



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
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.

SURVEY

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

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.
 — O — S.I.B. DENOTES STANDARD IRON BAR 1" X 1" X 48"
 — ■ — DENOTES IRON 5/8" X 5/8" X 24"
 F.G. DENOTES FOUND
 M.T.C. DENOTES MINISTRY OF TRANSPORTATION AND
 COMMUNICATIONS.

SURVEYOR'S CERTIFICATE

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

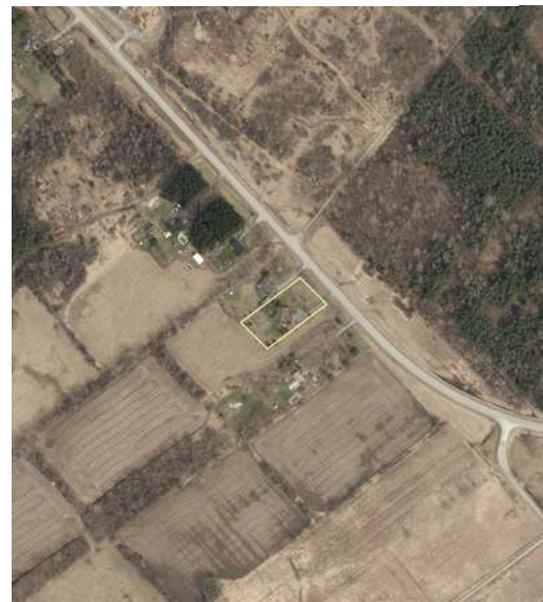
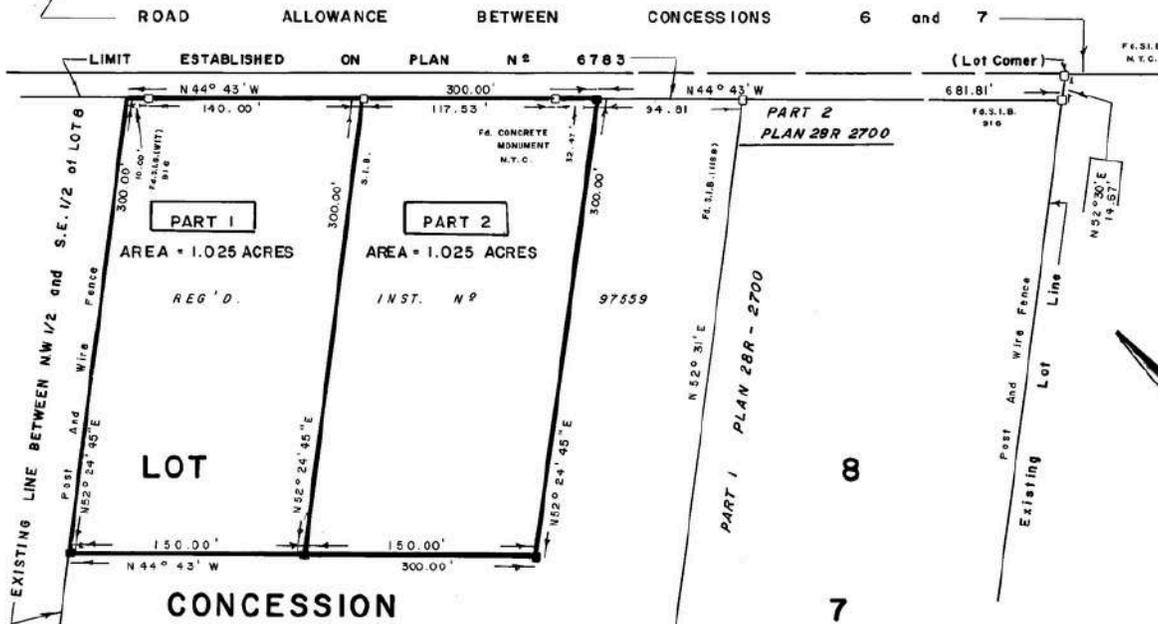
REFERENCE PLAN SHOWING: PART LOT 8 - CONCESSION 7 TOWNSHIP OF NORTH CROSBY COUNTY OF LEEDS

SCALE: ONE INCH = 60 FEET
 1978.

"CAUTION" THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE
 MEANING OF SECTION 29, 32 OR 33 OF THE PLANNING ACT.

TOWNSHIP OF NORTH CROSBY

THE KINGS HIGHWAY N^o 42



INTERACTIVE LINKS

Virtual Tour



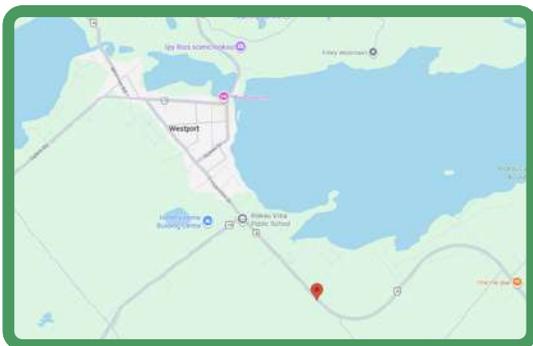
Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=Qy5qqYp5vq1>

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: \$599,000 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

Front On: W

Rms: 11

Link: N

Acres: .50-1.99

Bedrooms: 3

Bungalow

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



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Kingston, ON K7P 2Y5

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