

PRICE  
REDUCED



*Peaceful Country Retreat  
Just South of Westport*

## 9889 Perth Road, Rideau Lakes, ON

# X12833734

\$ \$589,000

4 Bedrooms

3 Bathrooms

1.49 Acres

Nestled on a picturesque 1.49 acre wooded lot just south of Westport, this charming 1586 sq. ft. bungalow offers peaceful country living with incredible potential.

Surrounded by mature trees, perennial gardens, and a thriving vegetable patch, the property provides privacy, natural beauty, and abundant wildlife right in your own backyard. The main level features three spacious bedrooms, two full bathrooms-including a walk-in bathtub ideal for those with mobility considerations-a convenient laundry room, and a bright, welcoming living room anchored by a stunning stone propane fireplace. The kitchen flows seamlessly into the dining area with direct access to a rear deck with an retractable awning, where you can relax and overlook the gardens and wooded landscape beyond.

*Your Total Real Estate Package!*

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



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Rideau Lakes, ON**

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## Listing Description

*Nestled on a picturesque 1.49 acre wooded lot just south of Westport, this charming 1586 sq. ft. bungalow offers peaceful country living with incredible potential.*

- **Gardens, Wildlife & Natural Surroundings:** Surrounded by mature trees, perennial gardens, and a thriving vegetable patch, the property provides privacy, natural beauty, and abundant wildlife right in your own backyard.
- **Main Floor Bedrooms & Bathrooms:** The main level features three spacious bedrooms, two full bathrooms—including a walk-in bathtub ideal for those with mobility considerations—a convenient laundry room, and a bright, welcoming living room anchored by a stunning stone propane fireplace.
- **Kitchen, Dining & Deck Access:** The kitchen flows seamlessly into the dining area with direct access to a rear deck with a retractable awning, where you can relax and overlook the gardens and wooded landscape beyond.
- **Walk-Out Basement Living Space:** The fully developed walk-out basement expands the living space with a fourth bedroom, a 3-piece bathroom, a generous family room with a second propane fireplace, plus a workshop, a cold room, a utility area, and plenty of storage throughout.
- **Additional Property Features:** Additional highlights include a drilled well, a full septic system, an attached two-car garage, and a garden shed. The front gardens are truly magnificent, showcasing mature shrubs and vibrant perennials that enhance the home's curb appeal.
- **Location & Nearby Amenities:** Located just minutes from the village of Westport, you'll enjoy easy access to shops, restaurants, pubs, and local entertainment. The city of Kingston is only 45 minutes south for expanded amenities and big-box shopping.
- **Renovation & Update Potential:** While the home reflects its era, it presents a fantastic opportunity to update and transform it into a stunning modern retreat in a serene country setting.

## Directions

Perth Road passed Concession Road 8. Watch for signs.

# GALLERY



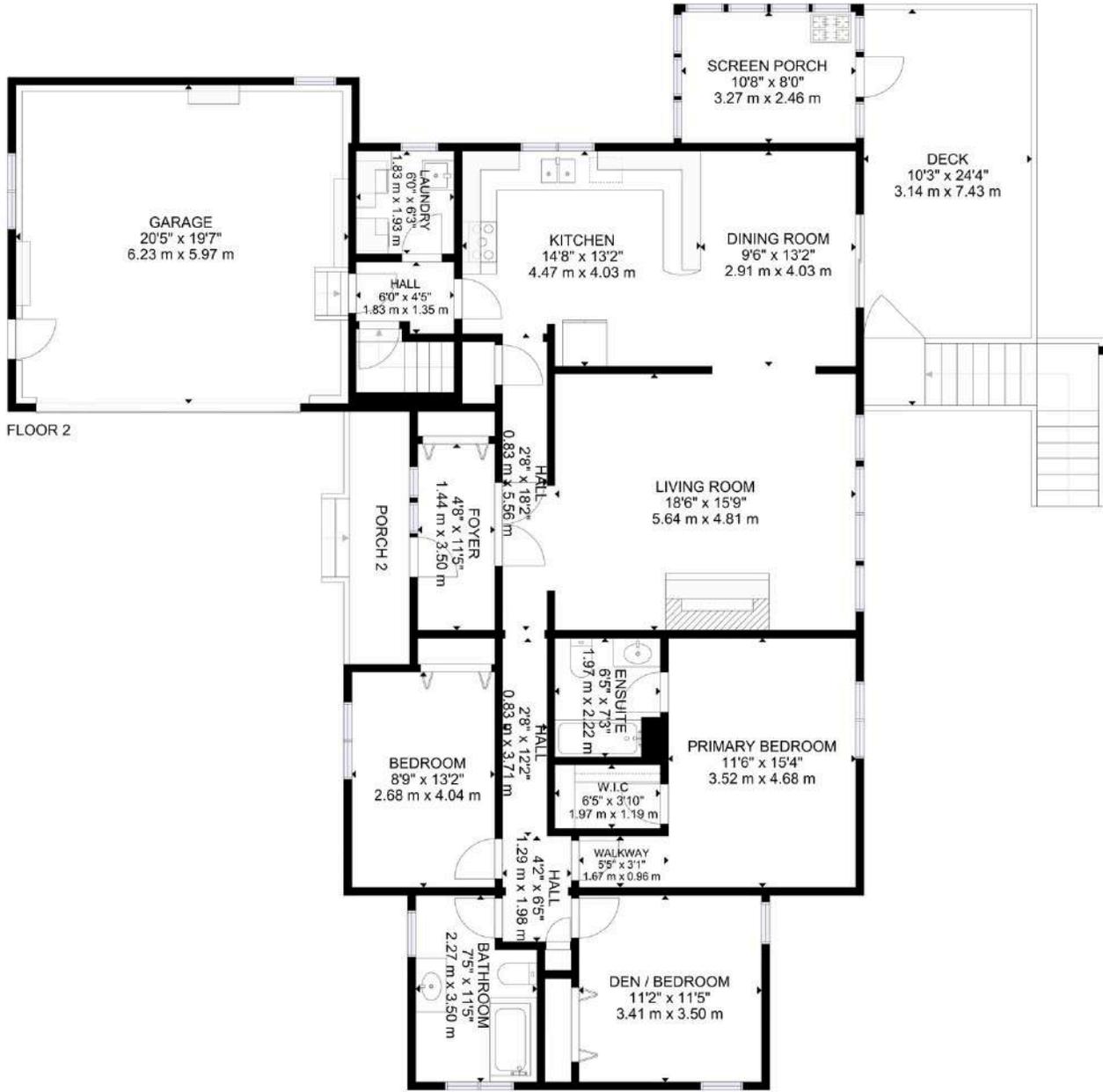
# GALLERY



# GALLERY



# FLOOR PLANS 1/2



## Main Floor

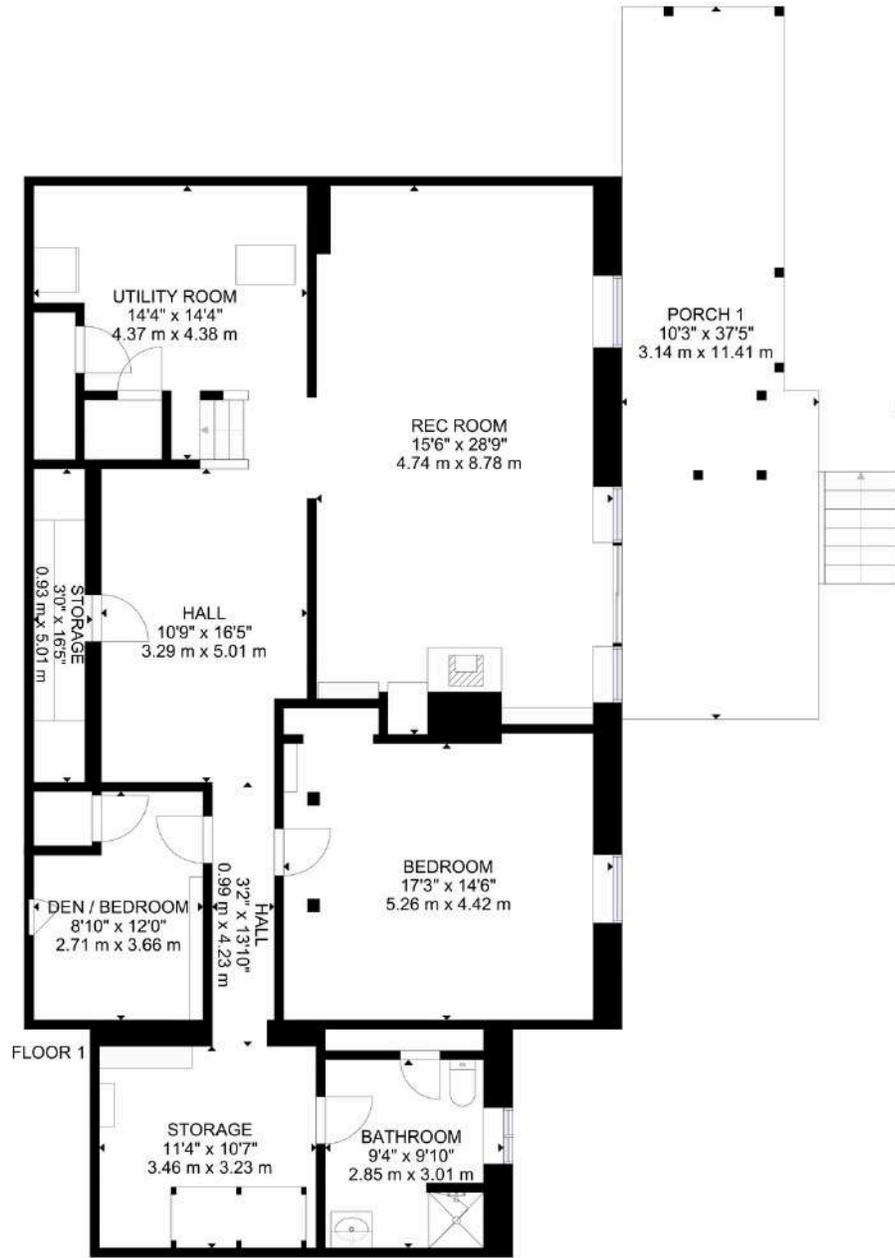
### GROSS INTERNAL AREA

FLOOR 1: 1586 sq.ft, 147 m<sup>2</sup>, FLOOR 2: 1587 sq.ft, 147 m<sup>2</sup>

EXCLUDED AREA: PORCH 1: 350 sq.ft, 32 m<sup>2</sup>, GARAGE: 401 sq.ft, 37 m<sup>2</sup>, DECK: 224 sq.ft, 21 m<sup>2</sup>, SCREEN PORCH: 86 sq.ft, 8 m<sup>2</sup>, PORCH 2: 58 sq.ft, 5 m<sup>2</sup>  
**TOTAL: 3173 sq.ft, 294 m<sup>2</sup>**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# FLOOR PLANS 2/2



## Basement

GROSS INTERNAL AREA  
 FLOOR 1: 1586 sq.ft, 147 m<sup>2</sup>, FLOOR 2: 1587 sq.ft, 147 m<sup>2</sup>  
 EXCLUDED AREA: PORCH 1: 350 sq.ft, 32 m<sup>2</sup>, GARAGE: 401 sq.ft, 37 m<sup>2</sup>, DECK: 224 sq.ft, 21 m<sup>2</sup>, SCREEN PORCH: 86 sq.ft, 8 m<sup>2</sup>, PORCH 2: 58 sq.ft, 5 m<sup>2</sup>  
 TOTAL: 3173 sq.ft, 294 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# INTERACTIVE LINKS

## Virtual Tour



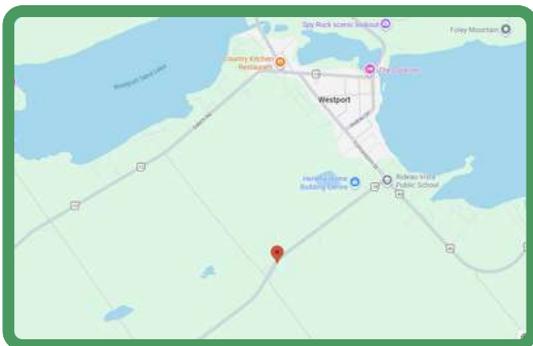
Scan the QR Code or Visit:  
<https://my.matterport.com/show/?m=fcFUkkeHA3A>

## Video Tour



Scan the QR Code or Visit:  
<https://youtu.be/NHgd6LWaRTA>

## Google Map



Scan the QR Code or Visit:  
[https://maps.app.goo.gl/vKvFWKs\\_xhEEdim3Y7](https://maps.app.goo.gl/vKvFWKs_xhEEdim3Y7)

## Panorama View



Scan the QR Code or Visit:  
<https://360panos.org/panos/9889PerthRoad/>

# MLS LISTING



**9889 Perth Rd** **List: \$589,000 For: Sale**  
**Rideau Lakes Ontario K0G 1X0**  
 Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville  
**SPIS: N** **Taxes: \$3,577.36/2025** **DOM: 0**

Detached **Front On: 5** **Rms: 18**  
**Link: N** **Acre: .50-1.99** **Bedrooms: 3 + 1**  
 Bungalow **Washrooms: 3**  
 1x4xMain, 1x3xMain, 1x3xSub-Bsmt

**Lot: 200 x 330 FeetIrreg:**  
**Dir/Cross St:** Perth Road / Concession 8 Road  
**Directions:** Perth Road passed Concession Road 8. Watch for signs.

**MLS#:** X12833734 **PIN#:** 441050122

**Possession Remarks:** TBD  
**Legal:** PT LT 9 CON 7 NORTH CROSBY PT 1 28R779; RIDEAU LAKES

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished with Walk-Out / Full <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air, Heat Pump / Propane <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> 31-50 <b>Year Built:</b> 1984 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 1500-2000 <b>Lot Size Source:</b> GeoWarehouse <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Concrete Block <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> Cedar <b>Gar/Gar Spcs:</b> Attached / 2 <b>Park/Drive:</b> <b>Drive:</b> Circular Drive, 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, Family Room, Fireplace/Stove, Lake Access, Park, Place Of Worship, School Bus Route <b>Exterior Feat:</b> Awnings, Deck, Landscaped, Privacy, Porch Enclosed, Year Round Living <b>Interior Feat:</b> Primary Bedroom - Main Floor, Storage, Sump Pump <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> Y <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> <b>Under Contract:</b> Hot Water Heater, Propane Tank <b>HST Applicable to:</b> Not Subject to HST <b>Sale Price:</b> <b>Oth Struct:</b> Garden Shed, Kennel <b>Survey Type:</b> Available
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**Topography:** Level, Rolling, Wooded/Treed **Easements/Restrict:** Unknown  
**Access to Property:** Year Round Municipal Road **Rural Services:** Cell Services, Electricity Connected, Garbage Pickup, Internet High Speed, Phone Connected, Recycling Pickup  
**Waterfront:** None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	11.48	x4.59	Tile Floor
2	Laundry	Main	6.23	x6.23	Vinyl Floor
3	Kitchen	Main	14.76	x12.8	Vinyl Floor
4	Dining	Main	12.8	x9.51	Parquet Floor
5	Living	Main	18.37	x 15.75	Broadloom Fireplace
6	Prim Bdrm	Main	15.09	x11.48	Broadloom W/I Closet
7	Bathroom	Main	7.55	x6.23	4 Pc Ensuite Tile Floor
8	2nd Br	Main	11.48	x10.83	Broadloom Combined W/Office
9	3rd Br	Main	12.8	x8.53	Broadloom Vinyl Floor
10	Bathroom	Main	11.48	x7.22	3 Pc Bath Cedar Closet
11	Utility	Bsmt	14.76	x10.5	Vinyl Floor Fireplace
12	Family	Bsmt	26.25	x14.76	Vinyl Floor
13	Cold/Cant	Bsmt	15.75	x2.62	Concrete Floor
14	Office	Bsmt	11.81	x8.86	Vinyl Floor
15	4th Br	Bsmt	16.4	x16.4	Concrete Floor
16	Bathroom	Bsmt	9.51	x8.2	3 Pc Bath Vinyl Floor
17	Workshop	Bsmt	10.83	x10.5	Vinyl Floor

**Client Remks:** Nestled on a picturesque 1.49 acre wooded lot just south of Westport, this charming 1586 sq. ft. bungalow offers peaceful country living with incredible potential. Surrounded by mature trees, perennial gardens, and a thriving vegetable patch, the property provides privacy, natural beauty, and abundant wildlife right in your own backyard. The main level features three spacious bedrooms, two full bathrooms-including a walk-in bathtub ideal for those with mobility considerations-a convenient laundry room, and a bright, welcoming living room anchored by a stunning stone propane fireplace. The kitchen flows seamlessly into the dining area with direct access to a rear deck with an retractable awning, where you can relax and overlook the gardens and wooded landscape beyond. The fully developed walk-out basement expands the living space with a fourth bedroom, a 3-piece bathroom, a generous family room with a second propane fireplace, plus a workshop, cold room, utility area, and plenty of storage throughout. Additional highlights include a drilled well, full septic system, attached two-car garage, and a garden shed. The front gardens are truly magnificent, showcasing mature shrubs and vibrant perennials that enhance the home's curb appeal. Located just minutes from the village of Westport, you'll enjoy easy access to shops, restaurants, pubs, and local entertainment. The city of Kingston is only 45 minutes south for expanded amenities and big-box shopping. While the home reflects its era, it presents a fantastic opportunity to update and transform it into a stunning modern retreat in a serene country setting.

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Shed, Dog Kennel  
**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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