

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



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

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

**(613) 273-9595**



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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.

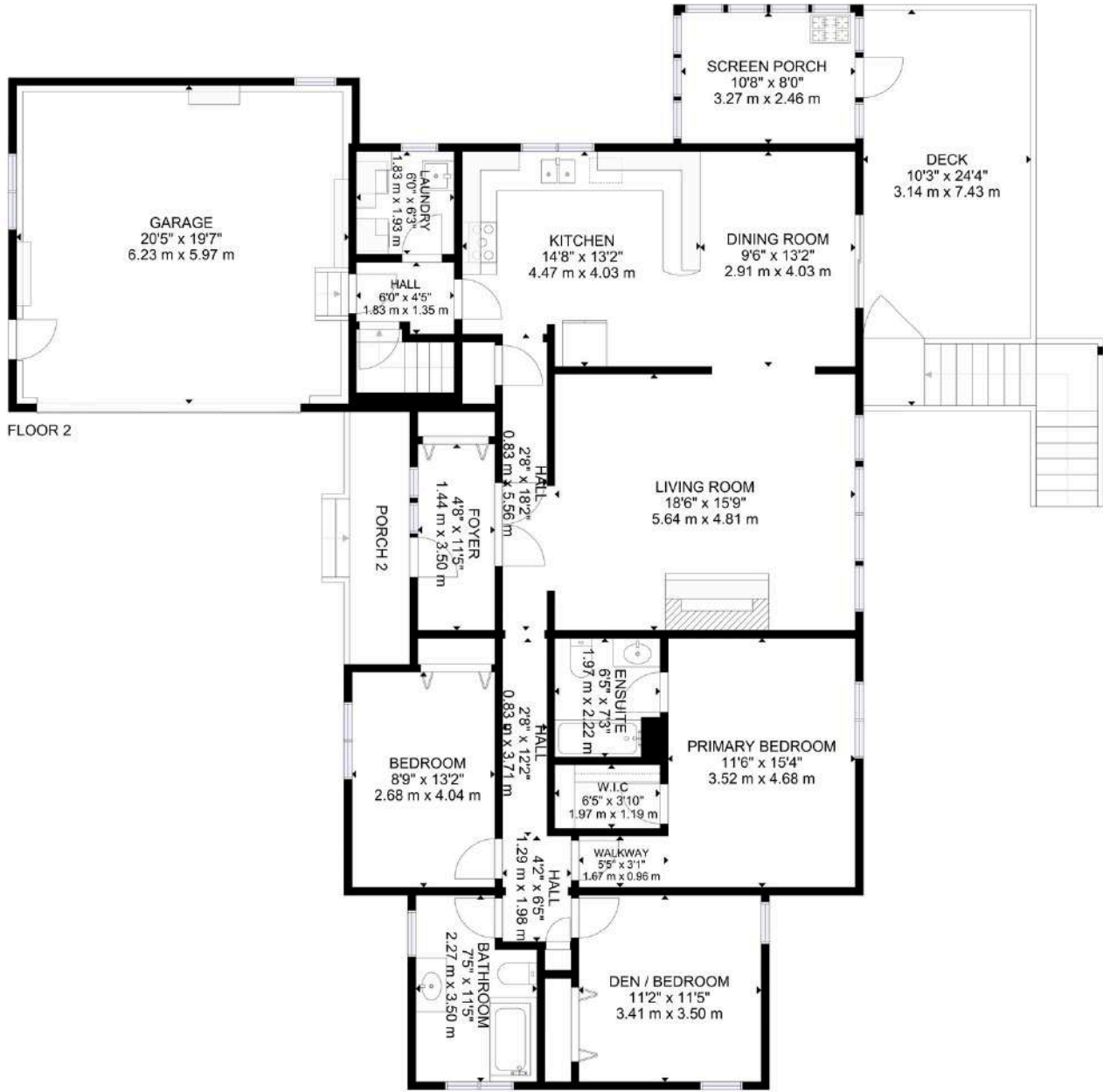
## Directions

Perth Road passed Concession Road 8. Watch for signs.

# GALLERY



# FLOOR PLANS 1/2



## Main Floor

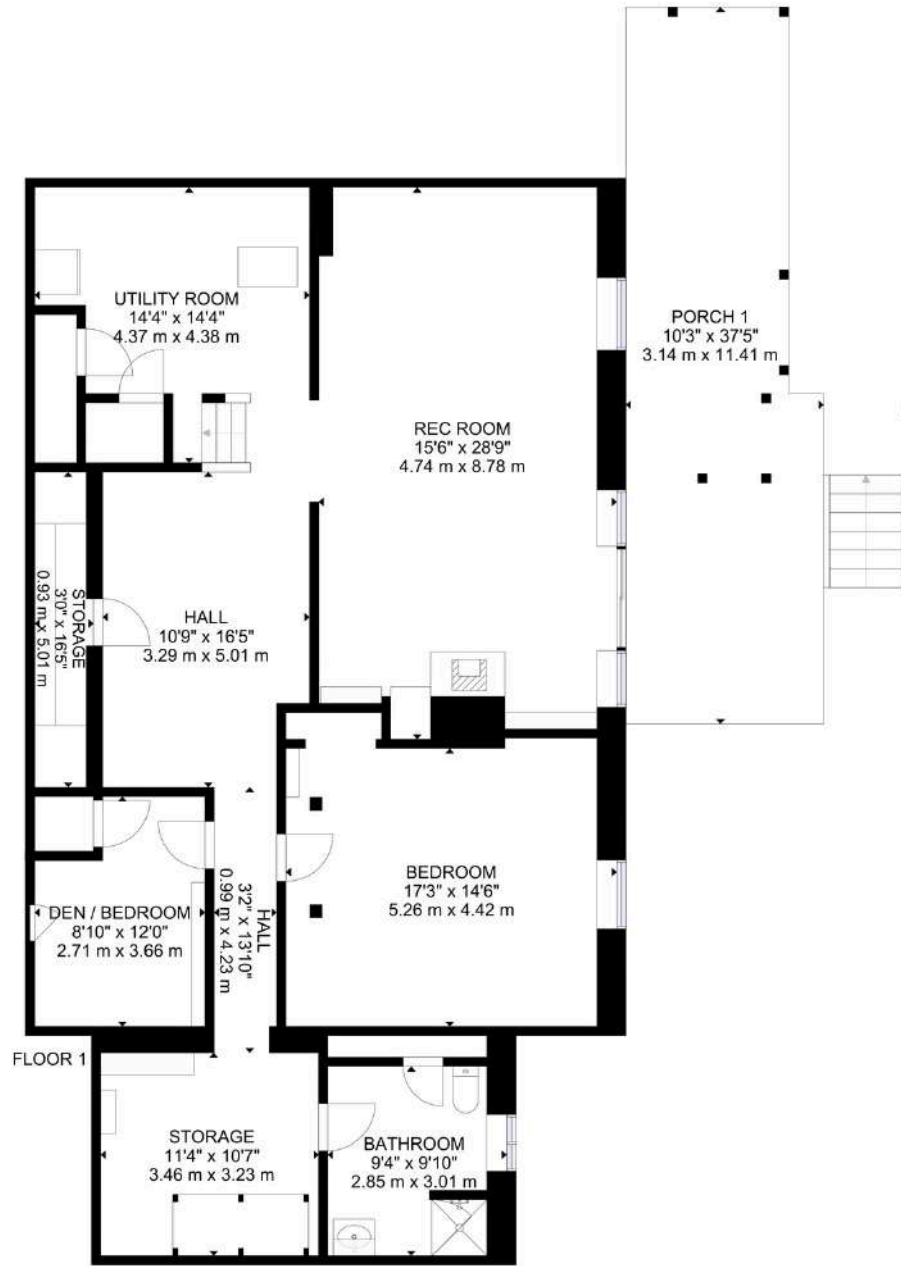
### GROSS INTERNAL AREA

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

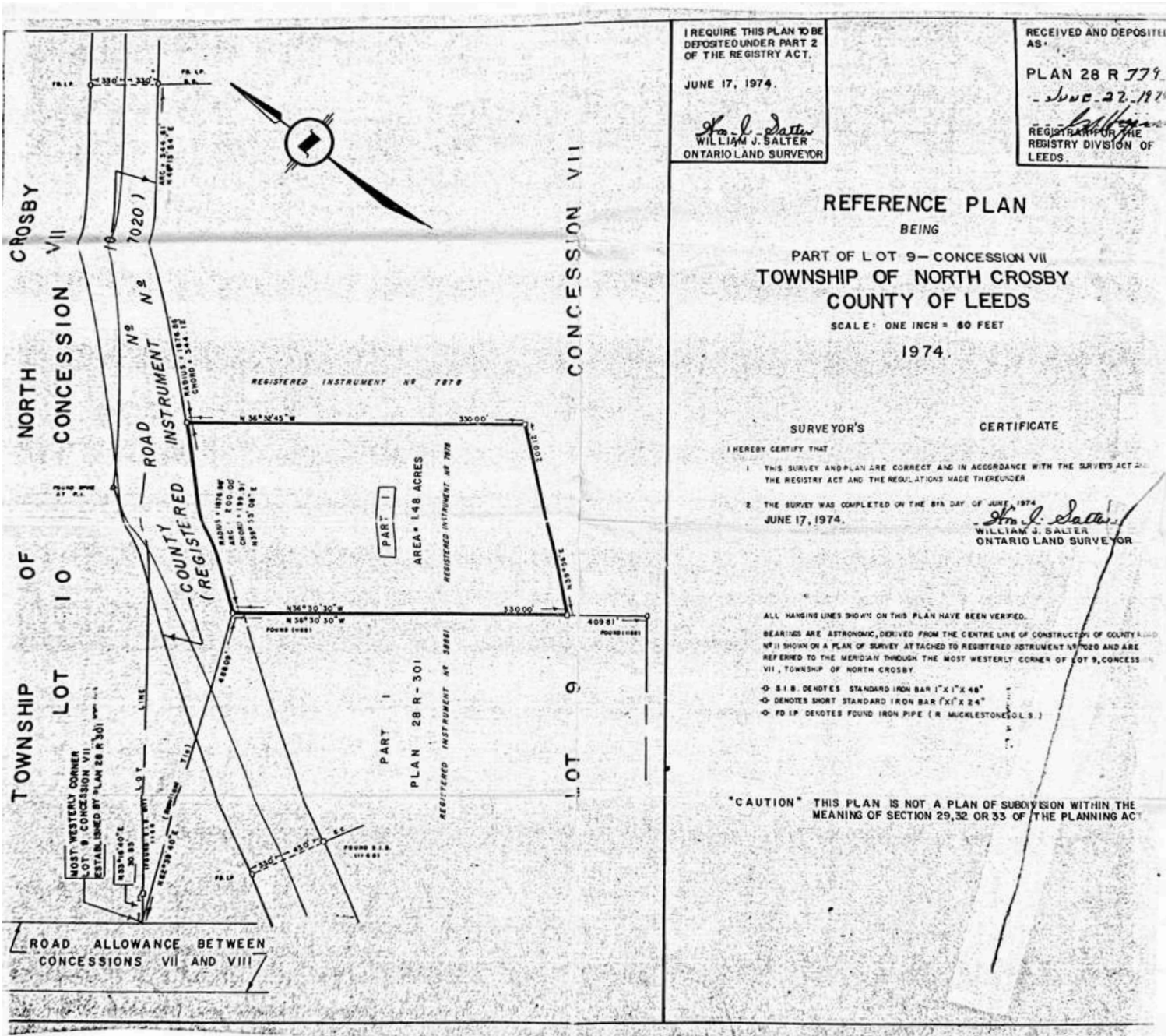
### GROSS INTERNAL AREA

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.

# SURVEY



# WATER TEST 1/2

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**	Location of Water Source / Emplacement de la source d'eau**
First Name, Last Name / Prénom, Nom de famille <b>HEATH GURR</b> Street address / Adresse municipale <b>7 SPRING ST WESTPORT, ON K0G 1X0</b>	Lot, Concession / ou lot, concession Emergency Locator # / 911# <b>9889</b> Street address / Adresse municipale <b>9889 PERTH RD RIDEAU LAKES ON K0G1X0</b> County / Comté: <b>LEEDS AND GRENVILLE</b> Health Unit # / # du bureau de santé: <b>2241</b>

**Specimen details / Détails sur l'échantillon:**

<b>Barcode / Code à barres: 012977184</b>	Purification system used (e.g. UV, filtration, etc.)? / Système d'épuration utilisé (p. ex. rayons UV, filtration, etc.)? **	<b>No / Non</b>
Phone # / # tél. **: <b>613 985 2414</b>	<b>Authorized by / Autorisé par</b>	
Date/Time Collected / Date/heure du prélèvement* **: <b>2026-03-12 12:54:00</b>	<b>Vice President and Chief, Microbiology and Laboratory Services or Designate / ou Désigner</b>	
Date/Time Received / Date/heure Reçu le*: <b>2026-03-13 11:40:00</b>		

**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). / 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](http://www.publichealthontario.ca/WaterPortal).

**Test results / Résultats d'analyse:**

Total Coliform CFU/100 mL / Coliformes totaux UFC/100 mL	<b>0</b>
E.coli CFU/100 mL / E. coli UFC/100 mL	<b>0</b>
<b>Interpretation / Interprétation:</b>	
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 water 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: <b>2026-03-13</b>	Date Read / Analyse effectuée le: <b>2026-03-14</b>

**Please Note / Prière de noter ce qui suit :**

\*All time values are EST/EDT and based on a 24-hour clock / Toutes les heures sont exprimées en HNE/HAE et basées sur une horloge de 24 heures.

The results apply to the sample as received/Les résultats s'appliquent à l'échantillon, tel que reçu.

These results relate only to the sample tested. / Le résultat obtenu se rapporte seulement à cet échantillon d'eau analysé.

Note : This water sample was only tested for the presence of both Total Coliforms and E. coli (ISO/IEC 17025 accredited tests) bacterial indicators of contamination by Membrane Filtration. The sample was not tested for other contaminants, including chemical contaminants, and therefore may be unsafe to drink even when there is no significant evidence of bacterial contamination. Contact your local public health unit for information on testing for other contaminants./ Remarque: Cet échantillon d'eau n'a été analysé que pour déceler (par un laboratoire accrédité conformément à la norme ISO/IEC 17025) la présence des coliformes totaux et des bactéries colibacillaires, indicateurs de contamination par filtration sur membrane. L'échantillon n'a pas été testé pour d'autres contaminants, y compris les contaminants chimiques et, par conséquent, l'eau peut être impropre à la consommation même lorsqu'il n'y a aucune preuve significative de contamination bactérienne. Veuillez communiquer avec le bureau de santé publique de votre localité pour vous renseigner au sujet de l'analyse visant à détecter la présence d'autres contaminants.

If the reported client information does not match the information you supplied on the form please contact the PHO Customer Service Centre. Telephone: 1-877-604-4587 or 416-235-6556 or E-mail: [customerservicecentre@ohpp.ca](mailto:customerservicecentre@ohpp.ca). For operating hours see our website [www.publichealthontario.ca/labs](http://www.publichealthontario.ca/labs). / Si les informations sur le client indiquées ne correspondent pas aux informations que vous avez fournies sur le formulaire, veuillez communiquer avec le Service à la clientèle de SPO par téléphone au 1-877-604-4587 ou 416-235-6556, ou par courriel au [customerservicecentre@ohpp.ca](mailto:customerservicecentre@ohpp.ca). Pour connaître les heures d'ouverture, veuillez consulter notre site Web à [www.publichealthontario.ca/labs](http://www.publichealthontario.ca/labs).

End of report / Fin du rapport

\*All time values are EST / EDT/Toutes les heures sont exprimées en HNE ou en HAE.

\*\*Data provided by the customer / Données fournis par le client.

Print Date / Date d'impression\*: 2026-03-14

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LIMS Report #: 58987425

Date Reported / Date du rapport\*: 2026-03-14 15:51:42

T\_SingleSampleOPHL\_WATPRIVATE.rpt

Public Health Ontario

Public Health Ontario

Public Health Ontario

# WATER TEST 2/2

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**	Location of Water Source / Emplacement de la source d'eau**
First Name, Last Name / Prénom, Nom de famille <b>HEATH GURR</b> Street address / Adresse municipale <b>7 SPRING ST WESTPORT, ON K0G 1X0</b>	Lot, Concession / ou lot, concession Emergency Locator # / B11# Street address / Adresse municipale <b>9889 PERTH RD RIDEAU LAKES ON K0G1X0</b> County / Comté: <b>LEEDS AND GRENVILLE</b> Health Unit # / # du bureau de santé: <b>2241</b>

**Specimen details / Détails sur l'échantillon:**

Barcode / Code à barres: <b>013037940</b>	Purification system used (e.g. UV, filtration, etc.)? / Système d'épuration utilisé (p. ex. rayons UV, filtration, etc.)? **	No / Non
Phone # / # tél. **: <b>613 985 2414</b>	Authorized by / Autorisé par	
Date/Time Collected / Date/heure du prélèvement* **: <b>2026-03-12 12:52:00</b>	Vice President and Chief, Microbiology and Laboratory Services or Designate / ou Désigner	
Date/Time Received / Date/heure Reçu le*: <b>2026-03-13 11:40:00</b>		
<b>Specimen Note / Note sur l'échantillon:</b> 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: <a href="http://www.publichealthontario.ca/WaterPortal">www.publichealthontario.ca/WaterPortal</a> / 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 : <a href="http://www.publichealthontario.ca/WaterPortal">www.publichealthontario.ca/WaterPortal</a> .		

**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
<b>Interpretation / Interprétation:</b> 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 water 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: <b>2026-03-13</b>	Date Read / Analyse effectuée le: <b>2026-03-14</b>

**Please Note / Prière de noter ce qui suit :**

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The results apply to the sample as received/Les résultats s'appliquent à l'échantillon, tel que reçu.  
These results relate only to the sample tested. / Le résultat obtenu se rapporte seulement à cet échantillon d'eau analysé.  
Note : This water sample was only tested for the presence of both Total Coliforms and E. coli (ISO/IEC 17025 accredited tests) bacterial indicators of contamination by Membrane Filtration. The sample was not tested for other contaminants, including chemical contaminants, and therefore may be unsafe to drink even when there is no significant evidence of bacterial contamination. Contact your local public health unit for information on testing for other contaminants. / Remarque: Cet échantillon d'eau n'a été analysé que pour détecter (par un laboratoire accrédité conformément à la norme ISO/IEC 17025) la présence des coliformes totaux et des bactéries colibacillaires, indicateurs de contamination par filtration sur membrane. L'échantillon n'a pas été testé pour d'autres contaminants, y compris les contaminants chimiques et, par conséquent, l'eau peut être impropre à la consommation même lorsqu'il n'y a aucune preuve significative de contamination bactérienne. Veuillez communiquer avec le bureau de santé publique de votre localité pour vous renseigner au sujet de l'analyse visant à détecter la présence d'autres contaminants.  
If the reported client information does not match the information you supplied on the form please contact the PHO Customer Service Centre. Telephone: 1-877-604-4567 or 416-235-6556 or E-mail: [customerservicecentre@oahpp.ca](mailto:customerservicecentre@oahpp.ca). For operating hours see our website [www.publichealthontario.ca/labs](http://www.publichealthontario.ca/labs). / Si les informations sur le client indiquées ne correspondent pas aux informations que vous avez fournies sur le formulaire, veuillez communiquer avec le Service à la clientèle de SPO par téléphone au 1-877-604-4567 ou 416-235-6556, ou par courriel au [customerservicecentre@oahpp.ca](mailto:customerservicecentre@oahpp.ca). Pour connaître les heures d'ouverture, veuillez consulter notre site Web à [www.publichealthontario.ca/labs](http://www.publichealthontario.ca/labs).

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Print Date / Date d'impression\*: 2026-03-14

Date Reported / Date du rapport\*: 2026-03-14 15:51:24

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LIMS Report #: 58987422

T\_SingleSampleOPHL\_WATPRIVATE.rpt



# INTERACTIVE LINKS

## Virtual Tour



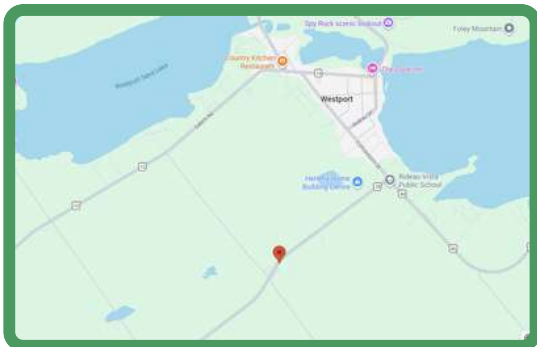
Scan the QR Code or Visit:  
<https://my.matterport.com/show/?m=fcFUkkeHA3A>

## 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: S** **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
6	Prim Bdrm	Main	15.09	x11.48	Broadloom
7	Bathroom	Main	7.55	x6.23	4 Pc Ensuite
8	2nd Br	Main	11.48	x10.83	Broadloom
9	3rd Br	Main	12.8	x8.53	Broadloom
10	Bathroom	Main	11.48	x7.22	3 Pc Bath
11	Utility	Bsmt	14.76	x10.5	Vinyl Floor
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
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



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

*Your Total Real Estate Package!*