



*Historic Schoolhouse
Getaway!*

9 McAndrews Road E, Westport, ON

Located just south of Westport on County Road 10 sits a charming old schoolhouse (circa 1880) that has stood the test of time.

The schoolhouse has recently been updated with new paint inside and out, new windows, new doors and a new survey. This would make a great get-away property to escape from busy everyday life, a studio for your creative side or, perhaps it could be made into a 'tiny home'. There is a drilled well in place along with a second well with a manual hand pump. The property lot line is directly behind the building and the shed and outhouse are located on the lot next to this property. The past owners have always used this extra property without interruption, but it is not part of this sale. Come and have a look at what you could do with this little gem from the 'good old days'.

- # 40637353
- \$ \$225,000
- 1 Bedroom
- 0 Bathrooms
- 0.247 Acres

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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info@gurreathomes.com

(613) 273-9595



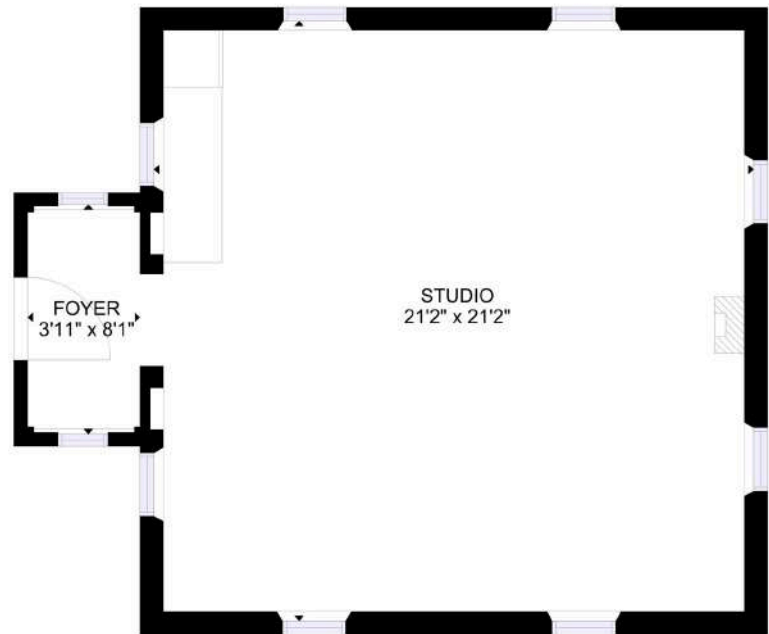
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Westport, ON**

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Features

- Located just south of Westport on County Road 10 sits a charming old schoolhouse (circa 1880) that has stood the test of time.
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- This would make a great get-away property to escape from busy everyday life, a studio for your creative side or, perhaps it could be made into a 'tiny home'.
- There is a drilled well in place along with a second well with a manual hand pump. The property lot line is directly behind the building and the shed and outhouse are located on the lot next to this property. The past owners have always used this extra property without interruption, but it is not part of this sale.
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Directions

- Located at the corner of McAndrews Road and Perth Road south of Westport.

SURVEY



WELL RECORD

UTM ~~11~~¹² 388440 E



JAN 30 1964 No 2800

5 R 494370 10 N

The Ontario Water Resources Commission Act

ONTARIO WATER RESOURCES COMMISSION

Elev. ~~5~~⁴ 78450

WATER WELL RECORD

Basin ~~42A~~⁷ LLEEDS
(County or District)

Township, Village, Town or City N. CROSBY

Con. 8 Lot 7 Date completed 19 NOV. 1963
(day month year)

Owner BLAIRS. SCHOOL (print in block letters) Address WESTPORT

Casing and Screen Record

Pumping Test

Inside diameter of casing 6 7/8"
Total length of casing 21'
Type of screen
Length of screen
Depth to top of screen
Diameter of finished hole 5 7/8"

Static level 18
Test-pumping rate 1 G.P.M.
Pumping level BOTTOM
Duration of test pumping BOTTOM
Water clear or cloudy at end of test Clear
Recommended pumping rate 1 G.P.M.
with pump setting of 60 feet below ground surface

Well Log

Water Record

Overburden and Bedrock Record	From ft.	To ft.	Depth(s) at which water(s) found	Kind of water (fresh, salty, sulphur)
Sand, loam	0	3	40	fresh
White limestone	3	40		
Red Granite	40	61 1/2		

For what purpose(s) is the water to be used?

School

Is well on upland, in valley, or on hillside? hillside

Drilling or Boring Firm J.F. McCarthy

Address Newboro

Licence Number 953

Name of Driller or Borer J.F. McCarthy

Address Newboro

Date Nov 19/63

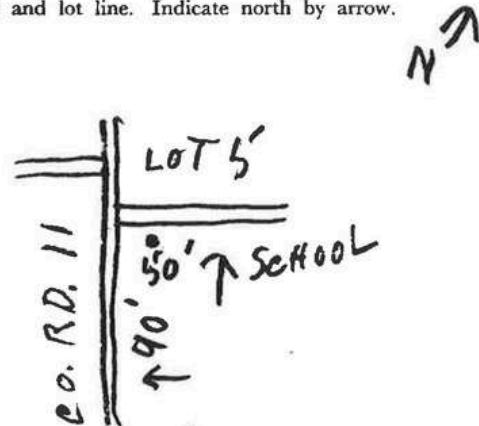
J.F. McCarthy
(Signature of Licensed Drilling or Boring Contractor)

Form 7 10M-62-1152

OWRC COPY

Location of Well

In diagram below show distances of well from road and lot line. Indicate north by arrow.



C.S.S. 58

INTERACTIVE LINKS

Virtual Tour



Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=kV3G3bpsVTV>

Aerial Video



Scan the QR Code or Visit:
<https://youtu.be/77D3K0-u-jQ>

360 Panorama



Scan the QR Code or Visit:
<https://360panos.org/panos/9McAndrewsRoad/>

Google Maps



Scan the QR Code or Visit:
<https://maps.app.goo.gl/vrKvJVf8A4aeTAG98>

MLS LISTING

9 MCANDREWS Road E, Westport, Ontario K0G 1X0

Listing

Client Full

[9 MCANDREWS Rd E Westport](#)

Listing ID: 40637353

Active / Residential

Price: \$225,000



Leeds and Grenville/Rideau Lakes/Rideau Lakes Bungalow/House

Beds Baths Kitch

Beds (AG+BG): 0 (0 + 0)
 Baths (F+H): 0 (0 + 0)
 SF Fin Total: 468
 AG Fin SF Range: 0 to 500
 AG Fin SF: 468/Plans
 DOM: 1
 Common Interest: Freehold/None
 Tax Amt/Yr: \$834.51/2024

Remarks/Directions

Public Rmks: **Located just south of Westport on County Road 10 sits a charming old schoolhouse (circa 1880) that has stood the test of time. The schoolhouse has recently been updated with new paint inside and out, new windows, new doors and a new survey. This would make a great get-away property to escape from busy everyday life, a studio for your creative side or, perhaps it could be made into a 'tiny home'. There is a drilled well in place along with a second well with a manual hand pump. The property lot line is directly behind the building and the shed and outhouse are located on the lot next to this property. The past owners have always used this extra property without interruption, but it is not part of this sale. Come and have a look at what you could do with this little gem from the 'good old days'.**

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Exterior

Exterior Feat:	Landscaped	Foundation:	Piers	Roof:	Metal
Construct. Material:	Wood			Prop Attached:	Detached
Shingles Replaced:	2016			Apx Age:	100+ Years
Year/Desc/Source:	1880//Owner			Rd Acc Fee:	
Property Access:	Municipal Road			Winterized:	Partially Winterized
Other Structures:				Garage Spaces:	
Garage & Parking:	Private Drive Single Wide	Driveway Spaces:	1.0	Garage Spaces:	Available
Parking Spaces:	1	Water Tmnt:	None	Sewer:	None
Services:	Cell Service, Electricity, High Speed Internet Avail, Telephone	Acres Range:	< 0.5	Acres Rent:	
Water Source:	Drilled Well	Lot Depth (Ft):	120.00	Lot Shape:	Rectangular
Lot Size Area/Units:	0.247/Acres	Lot Irregularities:		Land Lse Fee:	
Lot Front (Ft):	82.00			Area Influences:	Access to Water, Beach, Golf, Library, Park, Place of Worship, School Bus Route, Schools, Shopping
Location:	Rural			View:	Pasture, Trees/Woods
Area Influences:	Access to Water, Beach, Golf, Library, Park, Place of Worship, School Bus Route, Schools, Shopping			Topography:	Level
View:	Pasture, Trees/Woods			Restrictions:	
Topography:	Level			Retire Com:	
Restrictions:				Fronting On:	East
				Exposure:	West

Interior

Interior Feat:	None	Basement Fin:	
Basement:	None		
Laundry Feat:	None		
Cooling:	None		
Heating:	Electric, Fireplace		
Fireplace:	/Electric	FP Stove Op:	
Inclusions:	Furniture		

Property Information

Common Elem Fee:	No	Local Improvements Fee:	
Legal Desc:	PT LT 6 CON 8 NORTH CROSBY AS IN LR155058 TOWNSHIP	OF RIDEAU LAKES	
Zoning:	RU	Survey:	Available/
Assess Val/Year:	\$75,000/2016	Hold Over Days:	
PIN:	441050278	PIN 2:	
ROLL:	083183904426100	Occupant Type:	Owner
Possession/Date:	Flexible/	Deposit:	5000

Brokerage Information

List Date: **08/23/2024**
 List Brokerage: [Royal LePage ProAlliance Realty, Brokerage](#)

Source Board: Kingston and Area Real Estate Association
 Prepared By: Tammy Gurr, Broker
 Date Prepared: 08/24/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
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Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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Your Total Real Estate Package!