

9 MCANDREWS Road E, Westport, Ontario K0G 1X0

Listing

Client Full
Active / Residential

[9 MCANDREWS Rd E Westport](#)

Listing ID: 40637353
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'.**

Directions: **Located at the corner of McAndrews Road and Perth Road south of Westport**

Exterior

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

Interior

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

Property Information

Common Elem Fee: **No**
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

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