


Charming Waterfront Bungalow on the Rideau System



211 McBride Point Drive, Westport, ON

Beautiful waterfront home or cottage on the Rideau System!

This home has been lovingly cared for and is in a prime location close to Westport. There is a detached 2-car garage with a heated office or workshop with a storage room and a nice little porch with a swing. The bungalow has three bedrooms, one bathroom, an open-concept kitchen, dining room and living room and a screened-in sunroom for those evening card games with family or friends. There is a corner fireplace in the living room as well as a ductless heat pump and baseboard heaters for heat sources. The home has hardwood floors throughout and has a large wraparound deck giving fantastic views down the pathway to the lake as well as leading to the hot tub on the lakeside.

-  # X11998749
-  \$ \$829,000
-  3 Bedrooms
-  1 Bathroom
-  Upper Rideau Lake

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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Westport, ON**

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Features

- Beautiful waterfront home or cottage on the Rideau System! This home has been lovingly cared for and is in a prime location close to Westport.
- There is a detached 2-car garage with a heated office or workshop with a storage room and a nice little porch with a swing.
- The bungalow has three bedrooms, one bathroom, an open-concept kitchen, dining room and living room and a screened-in sunroom for those evening card games with family or friends.
- There is a corner fireplace in the living room as well as a ductless heat pump and baseboard heaters for heat sources.
- The home has hardwood floors throughout and has a large wraparound deck giving fantastic views down the pathway to the lake as well as leading to the hot tub on the lakeside.
- The house sits on a crawlspace and has a drilled well and a full septic system. The yard is nicely landscaped and the waterfront is rocky and deep – perfect for swimming and boating.
- Upper Rideau Lake is one of the large lakes on the Rideau System that gives plenty of boating and fishing opportunities. Explore the entire Rideau Canal System or simply boat to the Village of Westport and park at the public docks and take the short walk up to the ice cream shop or a local restaurant.
- Located less than 10 minutes from Westport by car. Waterfront living yet close to all amenities.

Directions

- McBride Point Drive and Sunnyside Road

UPDATES & ANNUAL EXPENSES

Upgrades & Improvements

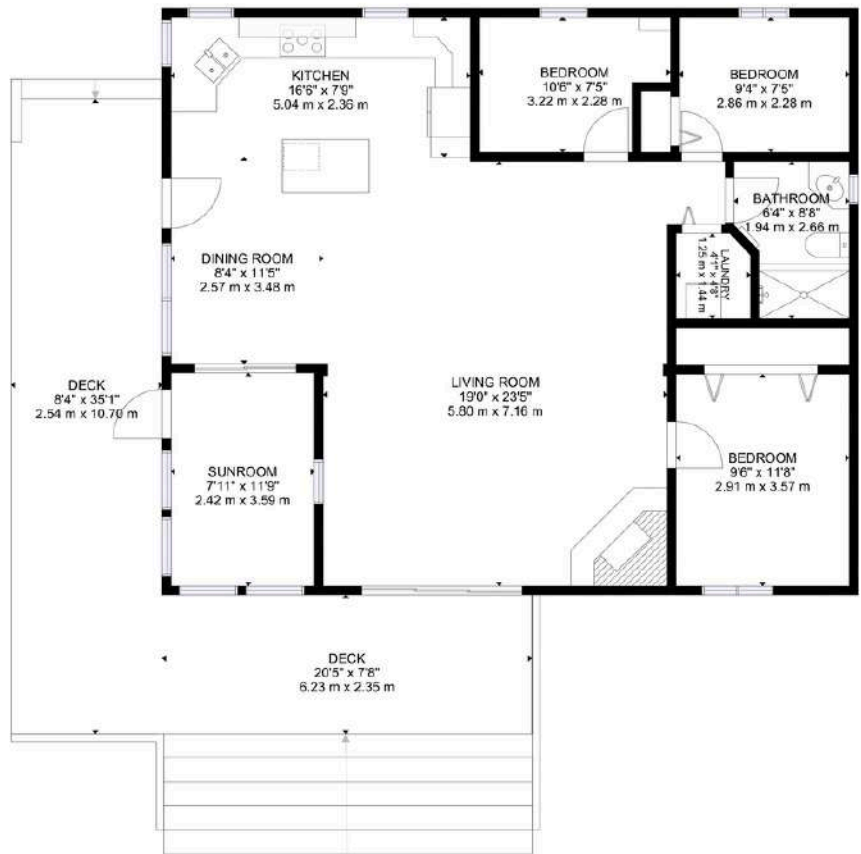
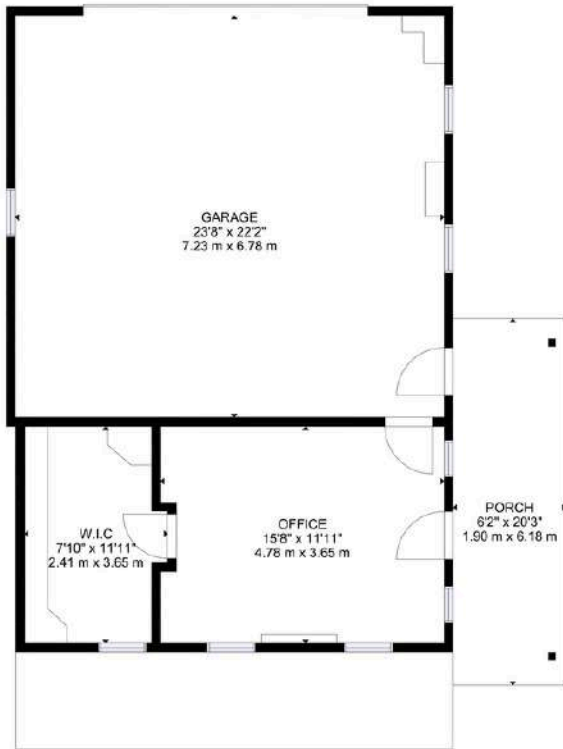
- 2022: Replaced countertops with quartz
- 2022: Added heat pump/air conditioning
- 2021: New appliances (stove, fridge, dishwasher, stacked washer/dryer)
- 2021: Updated water conditioner and UV water treatment
- 2018: Complete bathroom remodel (walk-in shower, raised toilet, corner sink with marble countertop)
- 2016: New roofing on house and garage
- 2015: New steps to waterfront deck
- 2014: Replaced carpeting, installed engineered hardwood in kitchen, living room, dining area, and primary bedroom
- 2017: Upgraded flooring in sunroom

Annual Expenses (2024)

- Taxes: \$3,829.81
- Heating: \$2,218.07 (plus \$300 for full cord of wood)
- Road dues (grading and snow plowing): \$350.00
- Dock removal/storage & spring reinstall: \$528.93



FLOORPLAN



GROSS INTERNAL AREA
 EXCLUDED AREA: DECK: 653 sq.ft, 62 m², PORCH: 459 sq.ft, 43 m²
 TOTAL: 1457 sq.ft, 136 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SURVEY & AERIAL IMAGES

SCHEDULE			
LOT	CONCESSION	INST N°	AREA (Ac)
4	4	7303	0.481

IS SUBJECT TO AN UNREGISTERED ONTARIO HYDRO AND BELL CANADA EASEMENT.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT

PLAN 28R 1752
RECEIVED AND DEPOSITED

July 23rd, 1992

20 August, 1992

GEO. W. BRACKEN, P. ENG.,
ONTARIO LAND SURVEYOR

Judy Sargent
LAND REGISTRAR FOR THE
REGISTRY DIVISION OF
LEEDS (N°28)



PLAN OF SURVEY OF
PART OF LOT 4
CONCESSION 4
TOWNSHIP OF NORTH CROSBY
COUNTY OF LEEDS
SCALE 1" = 30'
GEO. W. BRACKEN LIMITED
1992

BEARING REFERENCE

BEARINGS ARE ASTRONOMIC DERIVED FROM THE WESTERLY LIMIT OF PART 5, PLAN 28R-1604 SHOWN TO HAVE A BEARING OF N 11° 16' 20" E.

NOTE

TIES TO HIGH WATER MARK ARE AT RIGHT ANGLES TO SHORE TRAVERSE UNLESS NOTED OTHERWISE.

CAUTION - THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT

LEGEND

- IB - DENOTES IRON BAR
- SIB - DENOTES STANDARD IRON BAR
- SSIB - DENOTES SHORT STANDARD IRON BAR
- IBØ - DENOTES ROUND IRON BAR
- CC - DENOTES CUT CROSS
- WIT - DENOTES WITNESS
- ⊕ - DENOTES MONUMENT PLANTED



WETT INSPECTION

Sweep Right Chimney Services



Sweep Right! Sleep Tight!



Box 239, 20 Whelan St.
Westport Ont.
Tel. (613) 273-4402
1-888-743-3288
jima@rideau.net
www.rvvh.com

Customer: XXXXXXXXXX Date: 8th Jan 2025

Address: 211 McBride point Drive Westport Tel: XXXXXXXXXX Bus: _____

Service Requested: Visual Inspection level 1

Manufacturer Security Model B1S Fuel W Age 7

Rideau Valley Hearth & Home Customer Y ___ N

Appliance Type Factory Built Fireplace Roof pitch _____

Chimney Type Security Class A Roof const. _____

Date for Service 8 Jan 25 Time: Arrival _____ Departure _____

Checklist	Y	N
Drop Sheets Used	<input type="checkbox"/>	<input type="checkbox"/>
Creosote Buildup	<input type="checkbox"/>	<input type="checkbox"/>
Gasket Checked	<input type="checkbox"/>	<input type="checkbox"/>
Glass Cleaned	<input type="checkbox"/>	<input type="checkbox"/>
Stove Painted	<input type="checkbox"/>	<input type="checkbox"/>
Brick Checked	<input type="checkbox"/>	<input type="checkbox"/>
Baffle Checked	<input type="checkbox"/>	<input type="checkbox"/>
Hinges Greased	<input type="checkbox"/>	<input type="checkbox"/>
Handle Adjusted	<input type="checkbox"/>	<input type="checkbox"/>
Air Tubes Vacuumed	<input type="checkbox"/>	<input type="checkbox"/>
Smoke Pipe Checked	<input type="checkbox"/>	<input type="checkbox"/>
Chimney Checked	<input type="checkbox"/>	<input type="checkbox"/>
Blower Cleaned	<input type="checkbox"/>	<input type="checkbox"/>

Rideau Valley Hearth & Home assumes no responsibility for the safety & code compliance of any system areas that are not clearly visible based on a visual inspection. Any system that is seen to be in violation of B-365 or manufacturers installation instructions can not be cleaned by Rideau Valley Hearth & Home and must be taken out of use by customer until appliance is brought up to code. A written deficiency letter is available from Rideau Valley Hearth & Home outlining work that must be done at a cost of \$95.00.

Payment is due immediately on completion.
Credit card, cheque, cash, or
e-transfer to: jima@rideau.net

Comments _____

Based on a level #1 Visual Inspection the appliance & venting appear in good overall condition.

Jim Archanbau IT
WETT # 3758

Inspection 250
HST 31⁰⁰
\$ 281⁰⁰

PAID

Customer Signature _____

Technician Signature [Signature]

SEWAGE SYSTEM APPROVAL 1/2



Ministry of Environment and Energy

Application Form And Certificate Of Approval For A Class 2 - 6 Sewage System

Do not complete shaded areas

Application No.	SF 476-96
Fee Receipt No.	4438
Date Received	Oct 28/96

Personal information contained on this form is collected under the authority of the Environmental Protection Act, Part VIII. It is used to facilitate the issuance of a Certificate of Approval as prescribed in Section 77 of the Act. Questions should be directed to the Ministry's District Office in your area.

1. Name and mailing address (number, street, city, town, etc.) of owner	2. Name and address (number, street, city, town, etc.) of installer
Tel. no. () -	

3. Propose to _____ a Class 4 sewage system to serve _____
(construct, install, alter, extend, enlarge) (facility: e.g. single family dwelling, motel, etc.)

4. Property location	Region/County/District	Ward, Township, Town	Lot No.	Conc. No.	Sub Lot No.	Plan No.	Area of lot (m ²)
LEEDS		N. CROSBY	4	4			1800+

5. State number of	Bedrooms/motel units	People	Flush toilets	Urinals	Washbasins	Showers & bathtubs	6. Water supply
	3	1	1		2	1	<input type="checkbox"/> Proposed or <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Dug or bored well <input checked="" type="checkbox"/> Drilled well <input type="checkbox"/> Municipal <input type="checkbox"/> Other
Total fixture units	Assessment Roll No.						
7.5							

7. Attach completed sketch on Page 2. List other attachments.

8. Relationship to severance (if applicable)	9. Directions to lot (Highway No., secondary roads, signs to follow, etc.)
<input type="checkbox"/> Lot approval pending <input type="checkbox"/> Lot approved, under Severance Application No.	211 McBride Pt. Drive off SUNNYSIDE Rd.

10. I certify that the above information is complete and correct and that, if approved, the work will conform with Provincial requirements for sewage systems and local Municipal By-laws.

Name and address of agent (if agent is completing this form) - number, street, city, town, etc. _____

Signature of owner or agent (if agent is completing this form)

Date 25 Oct 96

Tel. no. () -

11. Inspector's Report

Inspection time and date		Sub-surface conditions encountered	
1:00	<input type="checkbox"/> A.M. <input checked="" type="checkbox"/> P.M.	DEC 10, 19 96	
Weather	Representing owner	Leaching bed design criteria	
CLEAR	T. MARTIN	Depth to rock	Design H.W.T.
		0.65 m.	0.65 m.
Requirements	Length of distribution pipe	Working capacity of septic holding tank	
	28m ² FILTER metres	3600 litres	
<input checked="" type="checkbox"/> Conditions of approval and reasons (e.g. fill, grading, drainage improvements, design sewage flows) or <input type="checkbox"/> Reasons where proposal not acceptable (add additional pages, if required)			
THE FILTER SAND AFFIDAVIT MUST BE PROVIDED AT THE FINAL INSPECTION - ALL MATERIAL IMPACTED FOR BACKFILL AND MANTLE CONSTRUCTION MUST BE POROUS SAND.			

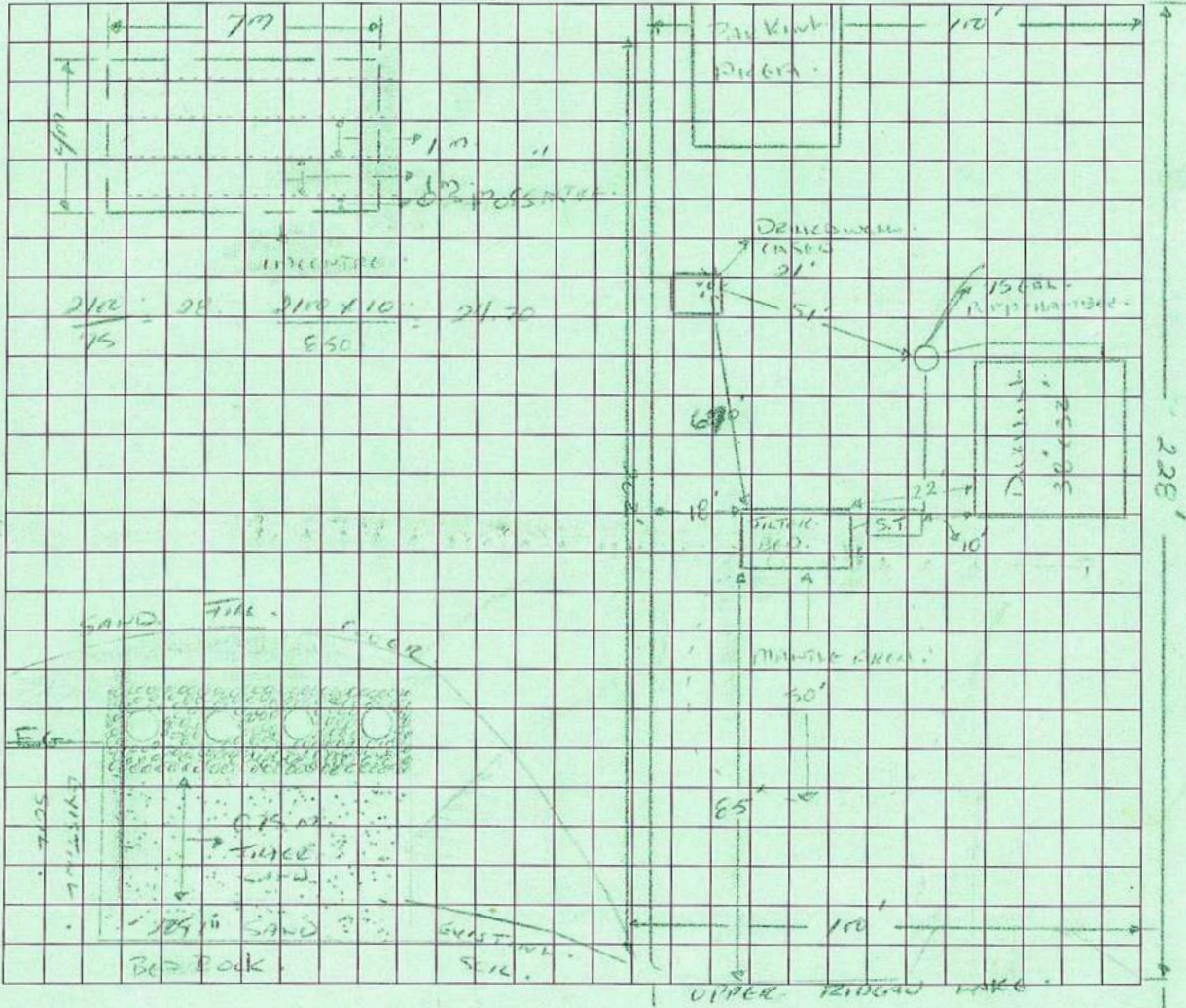
SEWAGE SYSTEM APPROVAL 2/2



Ministry of Environment and Energy
Ontario

APPLICATION N
SF 47

12. LOT DIAGRAM AND SEWAGE SYSTEM PLAN: Draw to scale indicating north point and showing:
- (a) Location of sewage system components (eg. tanks, leaching bed). Locate and show horizontal distances from system to any existing or proposed buildings, water supplies (including neighbours), existing on-site sewage systems, driveways, property lines, lakes, rivers, water courses, swimming pools.
 - (b) Lot dimensions, topographic features (e.g. swamps, steep slopes) near system.
 - (c) If any part of proposal conforms to specific standard drawing, give reference number(s).



A Certificate of Approval for this application is refused for the reasons given in Section 11 Page 1

Inspected and Recommended by	Refused	Date
		Director

CERTIFICATE OF APPROVAL

Application approved and this Certificate of Approval under Section 77 of the Environmental Protection Act is hereby issued for the proposal outlined on Pages 1 and 2 of the application and its attachments as amended by the requirements and conditions of Section 11 provided that the sewage system shall be completed and a Use Permit issued within 12 months of the issue hereof or such extended period as the Director on application allows. DO NOT OPERATE THE SYSTEM UNTIL A USE PERMIT IS ISSUED.

Inspected and Recommended by	Issued	Date
	Director	Jan. 16/97

Under Section 139 of the Environmental Protection Act, an applicant may appeal a decision by writing to the Director and to the Environmental Appeal Board, 112 St. Clair Avenue West, Suite 502, Toronto, Ontario, M4V 1N3 within 15 days of receipt of the decision.

BUILDING PERMIT COPY

INTERACTIVE LINKS

Virtual Tour



Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=rtpp1Z1cuB4>

Video Tour



Scan the QR Code or Visit:
https://youtu.be/2E928FniOak?si=q_2gnmvMRv0FPEa

Google Maps




Scan the QR Code or Visit:
<https://maps.app.goo.gl/eb2awrkucpnB4y5R6>

Panorama



Scan the QR Code or Visit:
<https://360panos.org/panos/211McbriDePoint/>

MLS LISTING

	211 McBride Point Dr Rideau Lakes Ontario K0G 1X0 Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville SPIS: N Taxes: \$3,829.81/2024 DOM: 0		List: \$829,000 For: Sale																																																							
	Detached Link: N Bungalow	Front On: E Acres: < .50	Rms: 7 Bedrooms: 3 Washrooms: 1 1x3xMain	Lot: 100 x 227.62 Feet Irreg: Dir/Cross St: McBride Point Drive and Sunnyside Road																																																						
MLS#: X11998749 PIN#: 442620178 Possession Remarks: TBD																																																										
Kitchens: 1 Fam Rm: N Basement: Crawl Space / Unfinished Fireplace/Stv: Y Heat: Baseboard / Electric A/C: Other Central Vac: N Apx Age: Apx Sqft: 1100-1500 Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Vinyl Siding Drive: Pvt Double Gar/Gar Spcs: Detached / 2 Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fireplace/Stove, Golf, Library, Park, Place Of Worship, School, Waterfront, Wooded/Treed	Zoning: RW Cable TV: N Hydro: Y Gas: N Phone: Y Water: Well Water Supply: Drilled Well Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: Oth Struct:																																																								
Water Body Type: Lake Water Frontage (M): 100 Topography: Level,Wooded/Treed Water Features: Dock,Stairs to Waterfront,Waterfront-Deeded,Winterized Access to Property: Private Road,Year Round Private Road Docking Type: Private Water View: Direct WaterfrontYN: Y Waterfront: Direct	Shoreline: Clean,Deep,Rocky Shoreline Allowance: None Shoreline Exp: E Alternative Power: None Easements/Restrict: Unknown Rural Services: Cell Services,Electricity Connected,Garbage Pickup,Internet High Speed,Phone Connected,Recycling Pickup,Telephone Available Waterfront Accessory Bldgs: Not Applicable Water Delivery Features: Uv System,Water Treatmnt																																																									
<table border="1"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th>Length (ft)</th> <th>Width (ft)</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Kitchen</td> <td>Main</td> <td>16.08</td> <td>x 9.19</td> <td>Hardwood Floor</td> </tr> <tr> <td>2</td> <td>Dining</td> <td>Main</td> <td>9.51</td> <td>x 7.87</td> <td>Hardwood Floor</td> </tr> <tr> <td>3</td> <td>Living</td> <td>Main</td> <td>23.29</td> <td>x 18.7</td> <td>Hardwood Floor Fireplace</td> </tr> <tr> <td>4</td> <td>Prim Bdrm</td> <td>Main</td> <td>11.15</td> <td>x 8.86</td> <td>Hardwood Floor</td> </tr> <tr> <td>5</td> <td>2nd Br</td> <td>Main</td> <td>7.87</td> <td>x 6.89</td> <td>Broadloom</td> </tr> <tr> <td>6</td> <td>3rd Br</td> <td>Main</td> <td>8.86</td> <td>x 6.89</td> <td>Broadloom</td> </tr> <tr> <td>7</td> <td>Bathroom</td> <td>Main</td> <td>8.53</td> <td>x 5.25</td> <td>3 Pc Bath Tile Floor</td> </tr> <tr> <td>8</td> <td>Sunroom</td> <td>Main</td> <td>11.15</td> <td>x 7.22</td> <td>Vinyl Floor</td> </tr> </tbody> </table>	#	Room	Level	Length (ft)	Width (ft)	Description	1	Kitchen	Main	16.08	x 9.19	Hardwood Floor	2	Dining	Main	9.51	x 7.87	Hardwood Floor	3	Living	Main	23.29	x 18.7	Hardwood Floor Fireplace	4	Prim Bdrm	Main	11.15	x 8.86	Hardwood Floor	5	2nd Br	Main	7.87	x 6.89	Broadloom	6	3rd Br	Main	8.86	x 6.89	Broadloom	7	Bathroom	Main	8.53	x 5.25	3 Pc Bath Tile Floor	8	Sunroom	Main	11.15	x 7.22	Vinyl Floor	Client Remks: Beautiful waterfront home or cottage on the Rideau System! This home has been lovingly cared for and is in a prime location close to Westport. There is a detached 2-car garage with a heated office or workshop with a storage room and a nice little porch with a swing. The bungalow has three bedrooms, one bathroom, an open-concept kitchen, dining room and living room and a screened-in sunroom for those evening card games with family or friends. There is a corner fireplace in the living room as well as a ductless heat pump and baseboard heaters for heat sources. The home has hardwood floors throughout and has a large wraparound deck giving fantastic views down the pathway to the lake as well as leading to the hot tub on the lakeside. The house sits on a crawl space and has a drilled well and a full septic system. The yard is nicely landscaped and the waterfront is rocky and deep perfect for swimming and boating. Upper Rideau Lake is one of the large lakes on the Rideau System that gives plenty of boating and fishing opportunities. Explore the entire Rideau Canal System or simply boat to the Village of Westport and park at the public docks and take the short walk up to the ice cream shop or a local restaurant. Located less than 10 minutes from Westport by car. Waterfront living yet close to all amenities. Extras: Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE Ph: 613-273-9595			
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Questions? Contact us:

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Westport, ON K0G 1X0

www.gurreathomes.com
info@gurreathomes.com
(613) 273-9595

Kingston Office:
640 Cataraqui Woods Drive
Kingston, ON K7P 2Y5

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