

*Lakeside Cottage Retreat
with Stunning Views!*

346 North Shore Road, Westport, ON

- # X11996313
- \$ \$599,999
- 3 Bedrooms
- 2 Bathrooms
- 0.285 Acres
- Upper Rideau Lake

This beautiful well-maintained cottage sits on a level lot that is south facing and has extensive views over Upper Rideau Lake.

This property is located just in front of and next to Foley Mountain Conservation Area and is accessed via a short boat ride from the quaint little village of Westport. The 1.5 storey cottage has a great floor plan with an open concept dining room, living room with a wood burning stone fireplace, a large kitchen, main floor bedroom, 3pc bathroom and a laundry room. Upstairs, there is another full 4pc. bathroom, two bedrooms, with a primary bedroom that has access out to the balcony overlooking the lake. The current owners have updated many of the rooms and added all new furniture throughout, so the cottage is ready for a new owner to start enjoying cottage life.

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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(613) 273-9595



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Westport, ON**

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Features

- This beautiful well-maintained cottage sits on a level lot that is south facing and has extensive views over Upper Rideau Lake.
- This property is located just in front of and next to Foley Mountain Conservation Area and is accessed via a short boat ride from the quaint little village of Westport.
- The 1.5 storey cottage has a great floor plan with an open concept dining room, living room with a wood burning stone fireplace, a large kitchen, main floor bedroom, 3pc bathroom and a laundry room.
- Upstairs, there is another full 4pc. bathroom, two bedrooms, with a primary bedroom that has access out to the balcony overlooking the lake.
- The current owners have updated many of the rooms and added all new furniture throughout, so the cottage is ready for a new owner to start enjoying cottage life.
- The cottage is serviced with a drilled well and septic system and has a large dock and a boat lift, only a short boat ride to Westport. Fantastic property, good waterfront and an amazing location on the Rideau System!

Directions

- Boat from Westport to property. Listing agent will provide boat ride if needed.

FLOOR PLAN

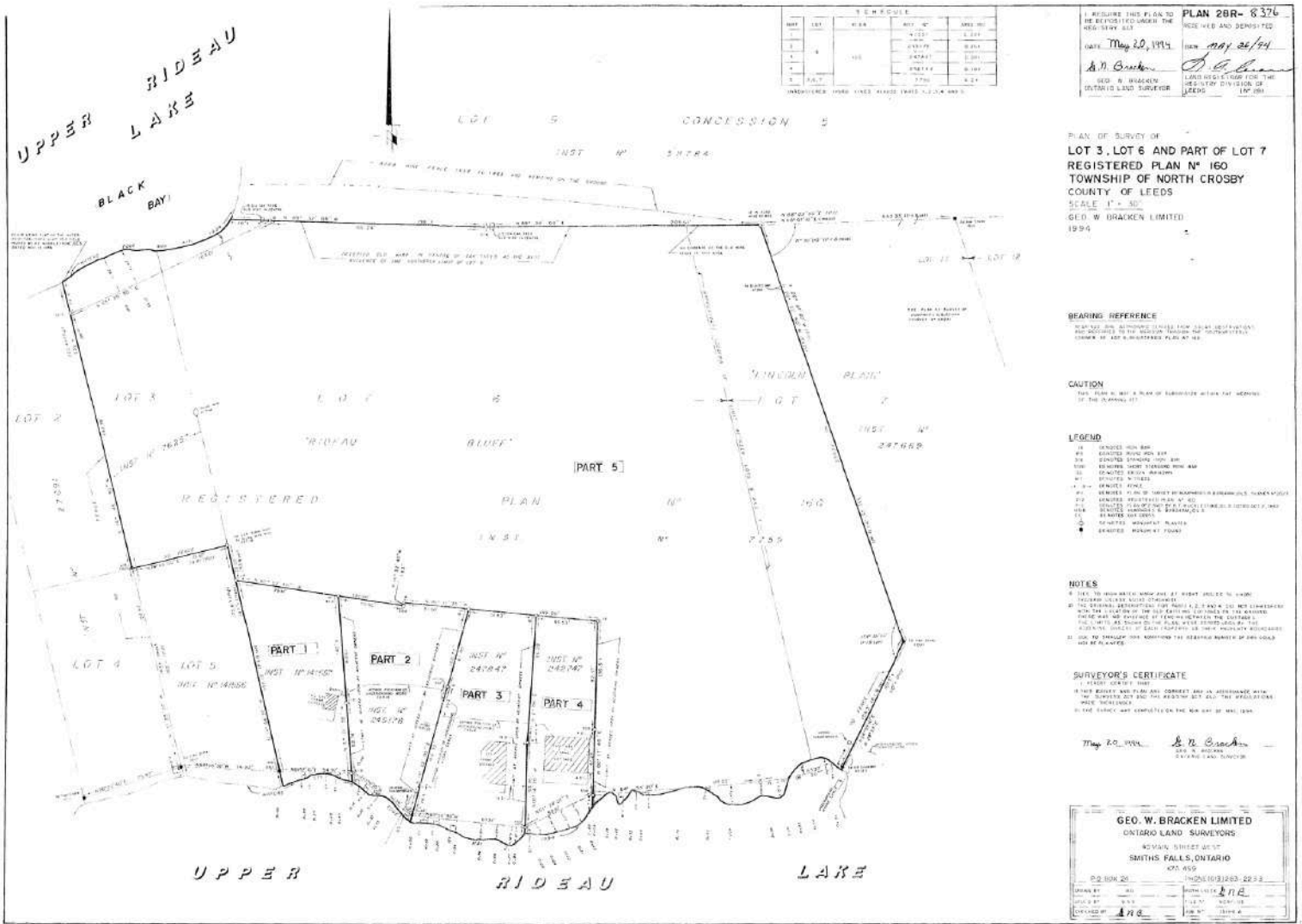


GROSS INTERNAL AREA
 FLOOR 1: 1010 sq.ft, FLOOR 2: 544 sq.ft
 EXCLUDED AREA: PORCH: 40 sq.ft, DECK: 324 sq.ft, BALCONY: 96 sq.ft
 TOTAL: 1554 sq.ft

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

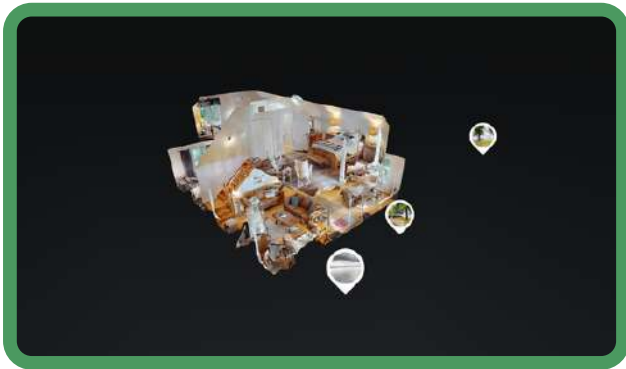


SURVEY



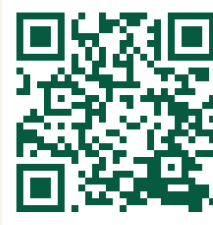
INTERACTIVE LINKS

Virtual Tour



Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=WAZQPRXbXA9>

Aerial Video



Scan the QR Code or Visit:
<https://youtu.be/s5BSggWW4wM>

360 Panorama



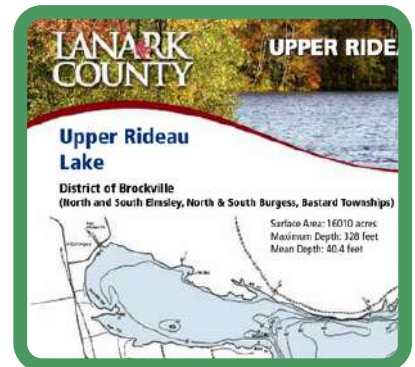
Scan the QR Code or Visit:
<https://360panos.org/panos/346NorthShore/>

Google Maps



Scan the QR Code or Visit:
<https://goo.gl/maps/J7bFaBN5Tymgmwoz6>

Upper Rideau Lake Info (PDF)



Scan the QR Code or Visit:
<https://gurreathomes.com/upper-rideau-lake/>

MLS LISTING

	346 North Shore Rd Westport Ontario K0G 1X0 Westport Leeds and Grenville SPIS: N Taxes: \$4,128.08/2024 DOM: 0		List: \$599,999 For: Sale																																																												
	Detached Link: N 1 1/2 Storey	Front On: S Acres: < .50	Rms: 9 Bedrooms: 3 Washrooms: 2 1x3xGround, 1x4x2nd																																																												
Lot: 62.79 x 165.98 Feet Irreg: Dir/Cross St: Bedford Street/Docks																																																															
MLS#: X11996311 PIN#: 441030395 Possession Remarks: TBD																																																															
Kitchens: 1 Fam Rm: Y Basement: Crawl Space / Unfinished Fireplace/Stv: Y Heat: Forced Air / Electric A/C: None Central Vac: N Apx Age: 16-30 Apx Sqft: 1500-2000 Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Vinyl Siding Drive: None Gar/Gar Spcs: None / 0 Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Beach, Family Room, Fireplace/Stove, Golf, Lake/Pond, Park, Place Of Worship, School, Waterfront	Zoning: RW Cable TV: N Hydro: Y Gas: N Phone: N Water: Well Water Supply: Drilled Well Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: Oth Struct: Garden Shed																																																													
Water Body Type: Lake Water Frontage (M): 19.1 Topography: Level, Flat, Wooded/Treed Water Features: Waterfront-Deeded Access Access to Property: No Road, Water Only, Private Docking Docking Type: Private Water View: Direct WaterfrontYN: Y Waterfront: Direct	Shoreline: Deep, Mixed Shoreline Allowance: None Shoreline Exp: S Alternative Power: None Easements/Restrict: Unknown Rural Services: Cell Services, Electricity Connected, Internet High Speed Waterfront Accessory Bldgs: Not Applicable Water Delivery Features: Heatd WaterIn, Uv System																																																														
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Extras: Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE Ph: 613-273-9595																																																															



Questions? Contact us:

Tammy & Heath Gurr

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