

*Sandy Shores &
Serene Views!*



372 Featherston Ln, Westport, ON

Farren Lake waterfront at its finest!!!

Farren Lake is known for its stunning level shoreline with sandy bottoms, beautiful rocky areas and clear, clean water and this cottage enjoys all of that. The cottage has three bedrooms, one bathroom and a large open kitchen/dining and living room with an older wood stove in place. Off the living room, on the lake side, is a huge sun-room with a solid wall of windows looking out over the front yard and the sparkling water. There have been updates to the cottage over the last few years making this a place to simply come and relax. The cottage is serviced with hydro, a lake water system and a septic system. There is a waterside fire pit, a storage shed and a huge lawn area for family fun and events.

X11996315

\$ \$649,000

3 Bedrooms

1 Bathroom

Farren 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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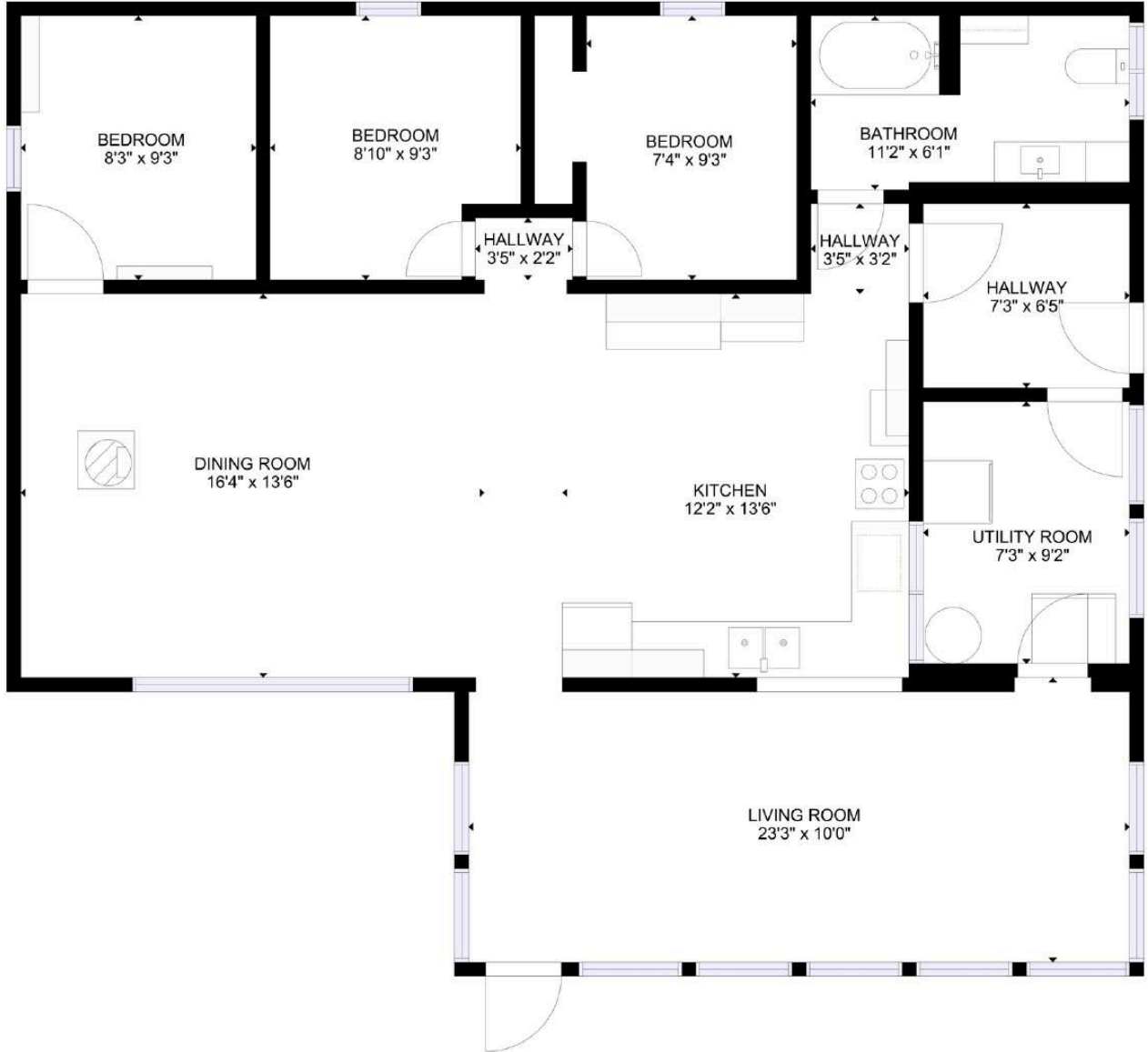
Description:

- Farren Lake waterfront at its finest!!!
- Farren Lake is known for its stunning level shoreline with sandy bottoms, beautiful rocky areas and clear, clean water and this cottage enjoys all of that.
- The cottage has three bedrooms, one bathroom and a large open kitchen/dining and living room with an older wood stove in place. Off the living room, on the lakeside, is a huge sun-room with a solid wall of windows looking out over the front yard and the sparkling water.
- There have been updates to the cottage over the last few years, making this a place to simply come and relax.
- The cottage is serviced with hydro, a lake water system and a septic system.
- There is a waterside fire pit, a storage shed and a huge lawn area for family fun and events.
- Farren Lake is a medium size lake for our area, having a surface area of approximately 433 acres and is home to large-mouth bass, small-mouth bass and other popular fish species.
- This cottage has seasonal access and is located just 14 minutes north of Westport and 26 minutes west of Perth.

Directions

- Althorpe Road, Featherson Lane

FLOORPLAN



GROSS INTERNAL AREA
TOTAL: 1146 sq.ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

AERIAL IMAGES



INTERACTIVE LINKS

Virtual Tour



Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=XA7nvpHobca>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/lZmzVJjD09s>

Google Maps



Scan the QR Code or Visit:
<https://maps.app.goo.gl/Gu76oeZopcqMP2U66>

Panorama



Scan the QR Code or Visit:
<https://360panos.org/panos/372Featherston/>

MLS LISTING



372 Featherston Lane **List: \$649,000 For: Sale**
Tay Valley Ontario K0G 1X0
 Tay Valley 905 - Bathurst/Burgess & Sherbrooke (South Sherbrooke) Twp Lanark
SPIS: N **Taxes: \$2,607.65/2024** **DOM: 0**

Detached **Front On: N** **Rms: 9**
Link: N **Acre:** **Bedrooms: 3**
 Bungalow **Washrooms: 1**
 1x4xMain

Lot: 100 x 232 Feet Irreg:
Dir/Cross St: Althorpe Road, Featherston Lane

MLS#: X11996315 **PIN#: 053130166**
Possession Remarks: TBD

Kitchens: 1	Exterior: Vinyl Siding	Zoning:
Fam Rm: Y	Drive: Pvt Double	Cable TV: N
Basement: None	Gar/Gar Spcs: None / 0	Hydro: Y
Fireplace/Stv: Y	Drive Park Spcs: 5	Gas: N
Heat: Other / Wood	Tot Prk Spcs: 5	Phone: A
A/C: None	UFFI:	Water: Other
Central Vac: N	Pool: None	Water Supply: Lake/River
Apx Age:	Energy Cert:	Sewer: Other
Apx Sqft: 1100-1500	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Agr:
POTL:	Prop Feat: Family Room, Fireplace/Stove, Lake/Pond, Waterfront, Waterfront, Wooded/Treed	Waterfront: Direct
POTL Mo Fee:		Retirement:
Elevator/Lift:		Oth Struct: Garden Shed
Laundry Lev:		
Phys Hdcap-Eqp:		

Water Body Type: Lake **Shoreline:** Clean,Sandy
Water Frontage (M): 30.48 **Shoreline Allowance:** None
Topography: Flat,Level,Wooded/Treed **Shoreline Exp:** W
Water Features: Dock,Waterfront-Deeded Access **Alternative Power:** None
Access to Property: Private Docking,Private Road **Easements/Restrict:** Unknown
Docking Type: Private **Waterfront Accessory Bldgs:** Not Applicable
Water View: Direct
WaterfrontYN: Y
Waterfront: Direct

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	7.22	x 6.5	
2	Utility	Main	9.81	x 7.22	Hardwood Floor
3	Kitchen	Main	13.75	x 12.3	Vinyl Floor
4	Living	Main	19.06	x 13.65	Fireplace
5	Sunroom	Main	23.16	x 9.48	Vinyl Floor
6	Br	Main	9.32	x 8.33	Vinyl Floor
7	Br	Main	9.32	x 9.06	Vinyl Floor
8	Br	Main	9.22	x 7.48	Vinyl Floor
9	Bathroom	Main	11.32	x 5.74	4 Pc Bath Vinyl Floor

Client Remks: Farren Lake waterfront at its finest!! Farren Lake is known for its stunning level shoreline with sandy bottoms, beautiful rocky areas and clear, clean water and this cottage enjoys all of that. The cottage has three bedrooms, one bathroom and a large open kitchen/dining and living room with an older wood stove in place. Off the living room, on the lake side, is a huge sun-room with a solid wall of windows looking out over the front yard and the sparkling water. There have been updates to the cottage over the last few years making this a place to simply come and relax. The cottage is serviced with hydro, a lake water system and a septic system. There is a waterside fire pit, a storage shed and a huge lawn area for family fun and events. Farren Lake is a medium size lake for our area, having a surface area of approximately 433 acres and is home to large-mouth bass, small-mouth bass and other popular fish species. This cottage has seasonal access and is located just 14 minutes north of Westport and 26 minutes west of Perth.

Extras:
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
info@gurreathomes.com
(613) 273-9595

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

Your Total Real Estate Package!