

*Cozy Cabin on 10.5
Acres Near Westport*



1679 Mountain Rd., Rideau Lakes, ON

Cozy cabin nestled in the trees on a private 10.5 acre property north of Westport.

X12136498

\$ \$369,000

2 Bedrooms

1 Bathroom

10.5 Acres

This property is the perfect get away! The cabin sits perched on pure Canadian Shield with hydro and a drilled well. The floor plan is simple with a large open kitchen, dining and living room area. The living room has a wood stove in place for those cool evenings. At the back of the cabin is a main floor bedroom with large windows for relaxing views of the natural surroundings. There is also direct access out to the large deck area to enjoy nature firsthand. Also located in the back area is a 2pc. bathroom that has a composting toilet and vanity sink. Around the corner and up the stairs leads you to a lovely loft bedroom that looks down over the living room.

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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An aerial photograph of a property featuring a house with a grey roof and a blue exterior, a paved driveway, and a surrounding wooded area with some trees showing early spring foliage. The image is partially obscured by a white circular graphic containing the title and address.

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Rideau Lakes, ON**

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Description:

Cozy cabin nestled in the trees on a private 10.5 acre property north of Westport. This property is the perfect get away!

- The cabin sits perched on pure Canadian Shield with hydro and a drilled well.
- The floor plan is simple with a large open kitchen, dining and living room area. The living room has a wood stove in place for those cool evenings.
- At the back of the cabin is a main floor bedroom with large windows for relaxing views of the natural surroundings. There is also direct access out to the large deck area to enjoy nature firsthand. Also located in the back area is a 2pc. bathroom that has a composting toilet and vanity sink.
- Around the corner and up the stairs leads you to a lovely loft bedroom that looks down over the living room.
- Back outside you will find a large garden shed, wood shed, outdoor shower, drilled well, a fenced in garden area, gazebo and small greenhouse.
- Great location just a few minutes north of Westport gives easy access to the main amenities you will require. Spend the nights under the stars, relax and enjoy your cabin in the woods.

Directions

- County Road 36 / Mountain Road

MORE INFORMATION

Upgrades & Improvements

- New roof and skylight were installed in 2020
- New deck and siding completed on the addition in 2019
- New well pump installed in 2023
- Potlights and ceiling fan installed in 2022
- Water/sink installed in the bathroom in 2020
- Entire interior was painted, window trim and baseboards completed in 2018-2019



INCLUSIONS & EXCLUSIONS

Inclusions

- Shed
- Gazebo
- Outdoor furniture (except for the 3 piece set on the deck and swing)
- Indoor furniture (except for the sectional sofa, 2 arm chairs and rocking chair, 2 benches, shelf in the bedroom and kitchen table)
- Kitchen utensils, plates, bowls, glasses
- Fridge
- Area rugs
- Window treatments (curtains and blinds)

Exclusions

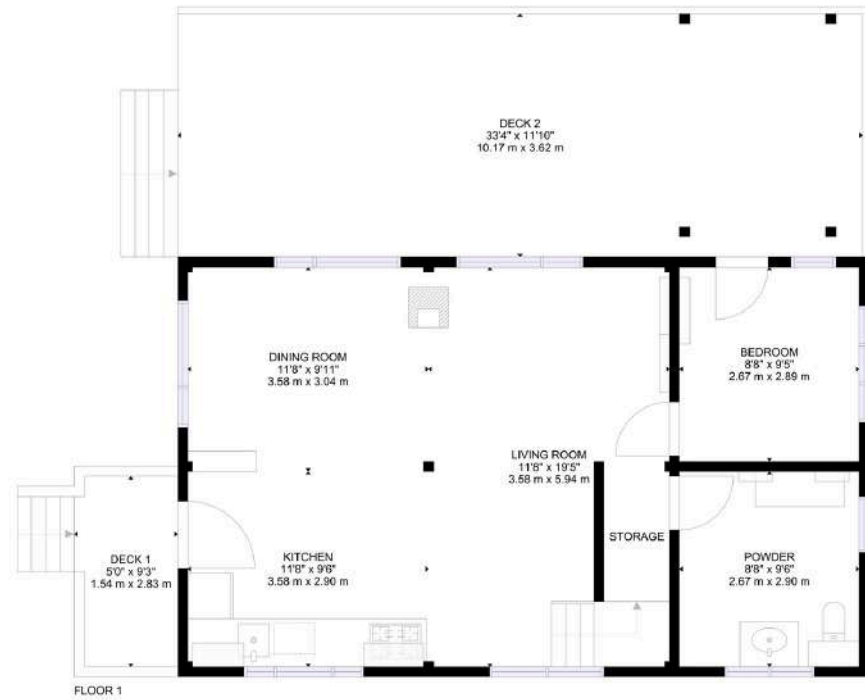
- Pergola on the deck
- Furniture mentioned above
- Cast iron pots and pans, induction stove
- Microwave
- Personal items



GALLERY



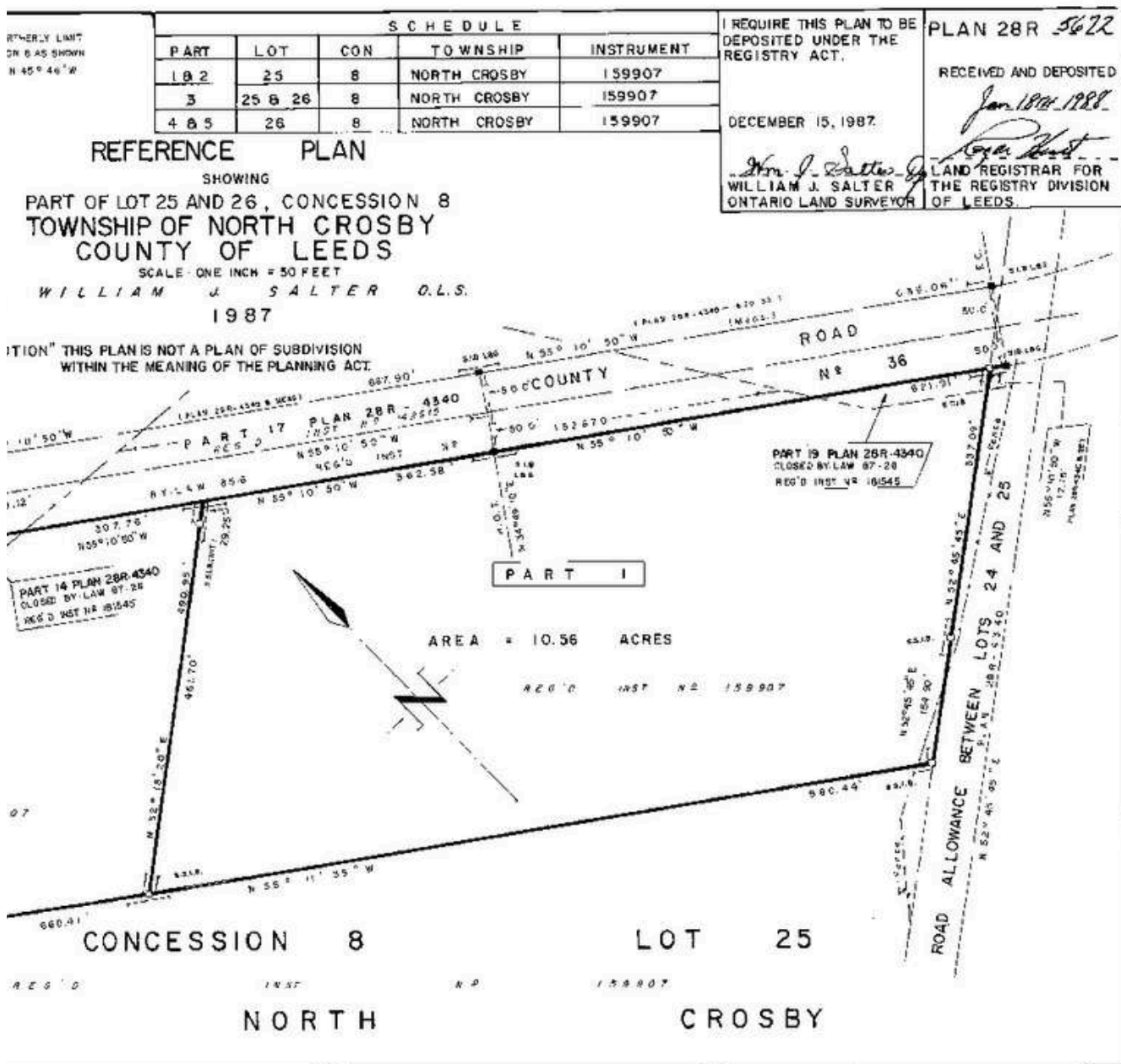
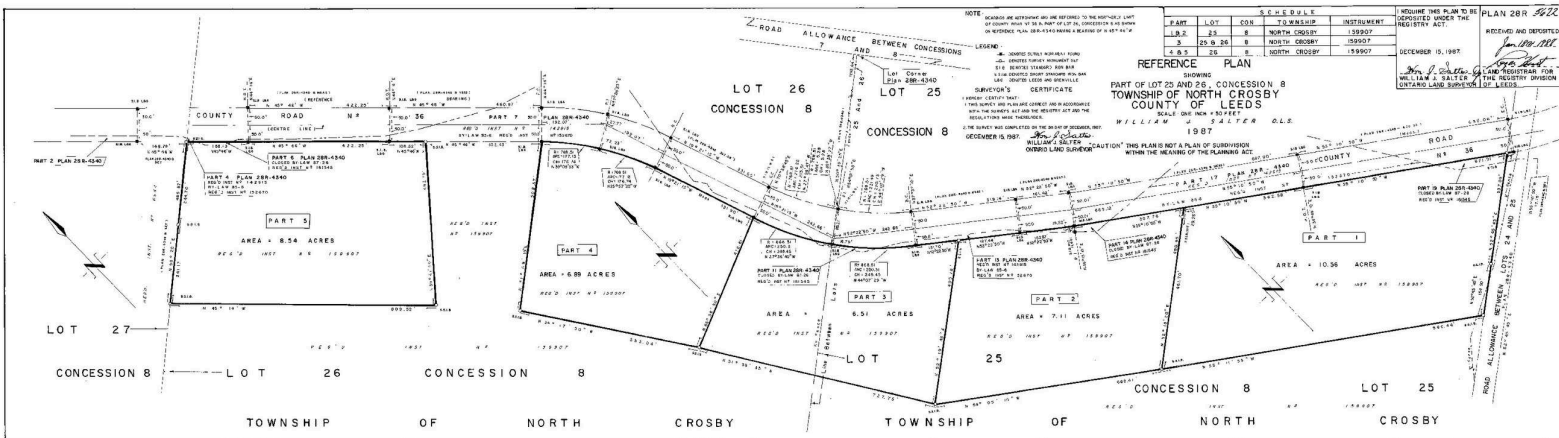
FLOORPLAN



GROSS INTERNAL AREA
FLOOR 1: 637 sq.ft, 59 m², FLOOR 2: 205 sq.ft, 19 m²
EXCLUDED AREA: DECK 1: 44 sq.ft, 4 m², DECK 2: 396 sq.ft, 37 m²
TOTAL: 842 sq.ft, 78 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SURVEY



AERIAL IMAGES



INTERACTIVE LINKS

Virtual Tour



Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=ZzJPZ5vkS6n>

Video Tour



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

Google Maps



Scan the QR Code or Visit:
<https://maps.app.goo.gl/HvsiwCvtQ5dgp8eB8>

Panorama



Scan the QR Code or Visit:
<https://360panos.org/panos/1679MountainRoad/>

MLS LISTING



1679 Mountain Rd **List: \$369,000 For: Sale**
Rideau Lakes Ontario K0G 1X0
 Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville
SPIS: N **Taxes: \$1,179.45/2024** **DOM: 0**

Detached **Front On: W** **Rms: 5**
Link: N **Acres: 10-24.99** **Bedrooms: 2**
 1 1/2 Storey **Washrooms: 1**
 1x2xMain

Lot: 984.49 x 491 Feet Irreg:
Dir/Cross St: County Road 36 / Mountain Road

MLS#: X12136498 **PIN#: 441000124**
Possession Remarks: TBD

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Other / Wood A/C: None Central Vac: N Apx Age: 700-1100 Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp: Topography: Hilly, Rocky, Wooded/Treed	Exterior: Wood Drive: Pvt Double Gar/Gar Spcs: Built-In / 0 Drive Park Spcs: 4 Tot Prk Spcs: 4 None UFFI: Pool: Energy Cert: Cert Level: GreenPIS: Prop Feat: Beach, Fireplace/Stove, Lake Access, Library, Park, Place Of Worship, School Bus Route	Zoning: Cable TV: A Hydro: Y Gas: N Phone: A Water: Well Water Supply: Drilled Well Sewer: Other Spec Desig: Unknown Farm/Agr: None Waterfront: Garden Shed, Greenhouse Retirement: Other Struct:
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Access to Property: Municipal Road **Easements/Restrict:** Unknown
Waterfront: None **Rural Services:**
 Cell Services, Electricity Connected, Telephone Available
Sewage: Grey Water

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	19.69	x9.51	Cathedral Ceiling Combined W/Dining Hardwood Floor
2	Living	Main	23.29	x9.51	Cathedral Ceiling Hardwood Floor
3	Prim Bdrm	Main	9.19	x8.53	Hardwood Floor W/O To Deck
4	Bathroom	Main	9.19	x8.86	2 Pc Bath Hardwood Floor
5	2nd Br	Upper	13.12	x 8.2	Hardwood Floor

Client Remks: Cozy cabin nestled in the trees on a private 10.5 acre property north of Westport. This property is the perfect getaway! The cabin sits perched on pure Canadian Shield with hydro and a drilled well. The floor plan is simple with a large open kitchen, dining and living room area. The living room has a wood stove in place for those cool evenings. At the back of the cabin is a main floor bedroom with large windows for relaxing views of the natural surroundings. There is also direct access to the large deck area to enjoy nature firsthand. Also located in the back area is a 2pc. bathroom that has a composting toilet and vanity sink. Around the corner and up the stairs leads you to a lovely loft bedroom that looks down over the living room. Back outside you will find a large garden shed, wood shed, outdoor shower, drilled well, a fenced in garden area, gazebo and small greenhouse. Great location just a few minutes north of Westport gives easy access to the main amenities you will require. Spend the nights under the stars, relax and enjoy your cabin in the woods.

Extras:
Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE **Ph: 613-273-9595**



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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