

PRICE  
REDUCED



*Village Convenience  
Meets Garden Serenity*

## 25 George Street, Westport, ON

**This exceptional home sits on a large, beautifully landscaped lot along a quiet street in the charming village of Westport.**

Nestled along the shores of Upper Rideau Lake, Westport offers a vibrant lifestyle rich in heritage, dining, entertainment, and everyday amenities. This meticulously maintained bungalow sits on one of the largest lots in town, surrounded by mature trees and stunning gardens that create a peaceful, private setting. Pride of ownership is evident throughout every detail of the home. The main floor features two spacious bedrooms, two full bathrooms, and a bright open-concept layout that connects the living room, dining area, and kitchen. Just off the kitchen, a large sunroom filled with natural light provides the perfect space to relax, offering direct access to the backyard.

# X12892940

\$ \$829,000

4 Bedrooms

3 Bathrooms

0.694 Acres

*Your Total Real Estate Package!*

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



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Westport, ON**

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## Features

### *Meticulously Maintained Home in the Village of Westport*

- **Prime Village Location on Upper Rideau Lake:** This exceptional home sits on a large, beautifully landscaped lot along a quiet street in the charming village of Westport. Nestled along the shores of Upper Rideau Lake, Westport offers a vibrant lifestyle rich in heritage, dining, entertainment, and everyday amenities.
- **Stunning Property with Mature Landscaping:** This meticulously maintained bungalow sits on one of the largest lots in town, surrounded by mature trees and stunning gardens that create a peaceful, private setting. Pride of ownership is evident throughout every detail of the home.
- **Spacious Main Floor Living:** The main floor features two spacious bedrooms, two full bathrooms, and a bright open-concept layout that connects the living room, dining area, and kitchen. Just off the kitchen, a large sunroom filled with natural light provides the perfect space to relax, offering direct access to the backyard. There is also a main floor laundry room and an attached 1.5-car garage.
- **Fully Finished Lower Level:** The fully finished lower level offers even more living space, complete with two additional bedrooms, a full bathroom, and a very large recreation room-ideal for family living or entertaining.
- **Quality Utilities and Backup Systems:** The utility room includes a forced air propane furnace, a propane hot water tank, a water softener, and a sump pump with battery backup. The home also has an on-demand propane generator, providing peace of mind during power outages.
- **Walk to Everything Westport Offers:** Perfectly situated, you can enjoy a short walk to the nearby park or easily access everything the town offers within minutes.
- **Beautiful Outdoor Space:** Outdoors, the property truly shines in bloom, offering a tranquil and expansive yard with plenty of space for family activities, gardening, and relaxation. This is a truly special property-a place you will be proud to call home.

## Directions

- Westport to George Street. Follow to signs.

# GALLERY



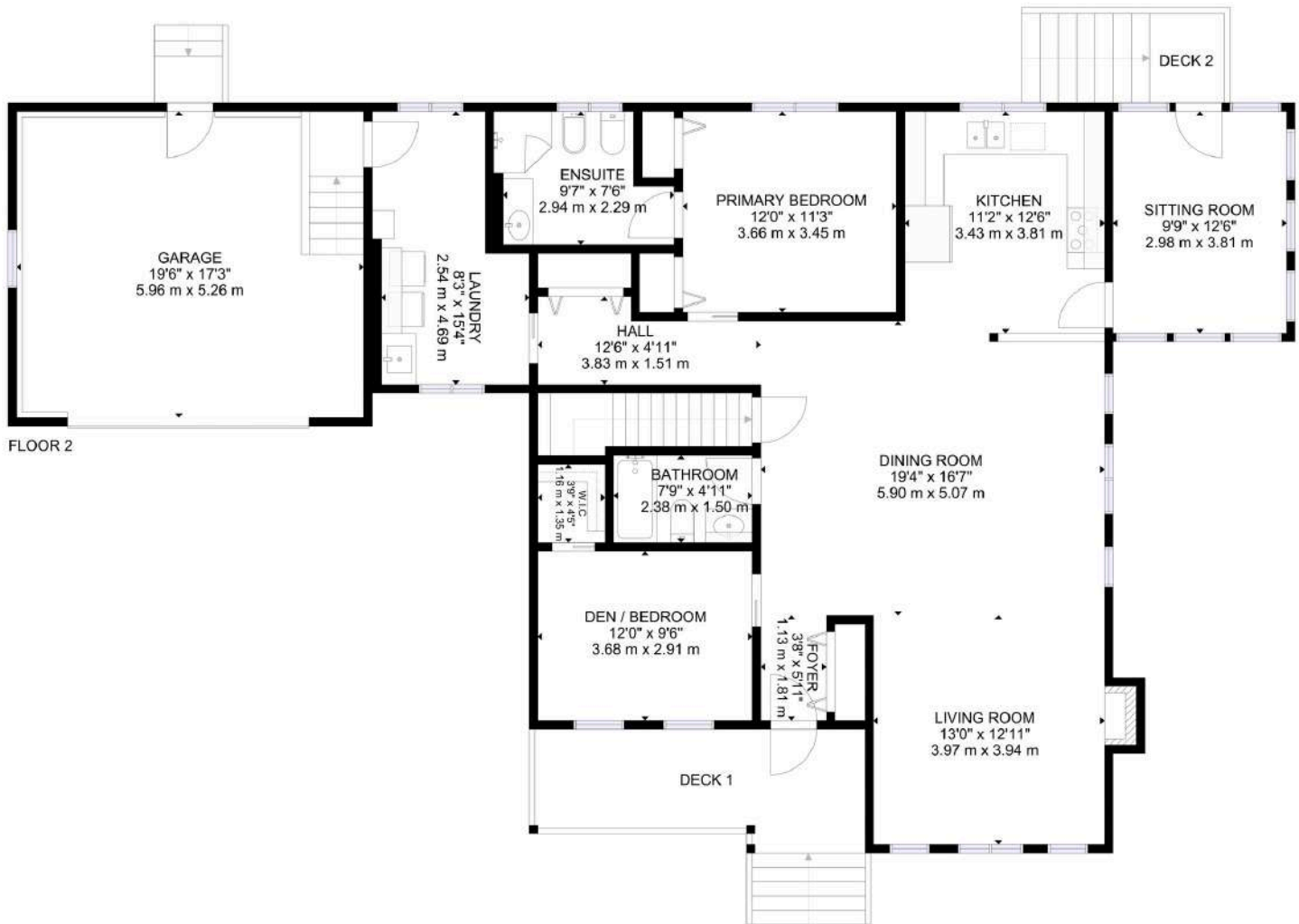
# GALLERY



# GALLERY



# FLOOR PLAN: MAIN FLOOR

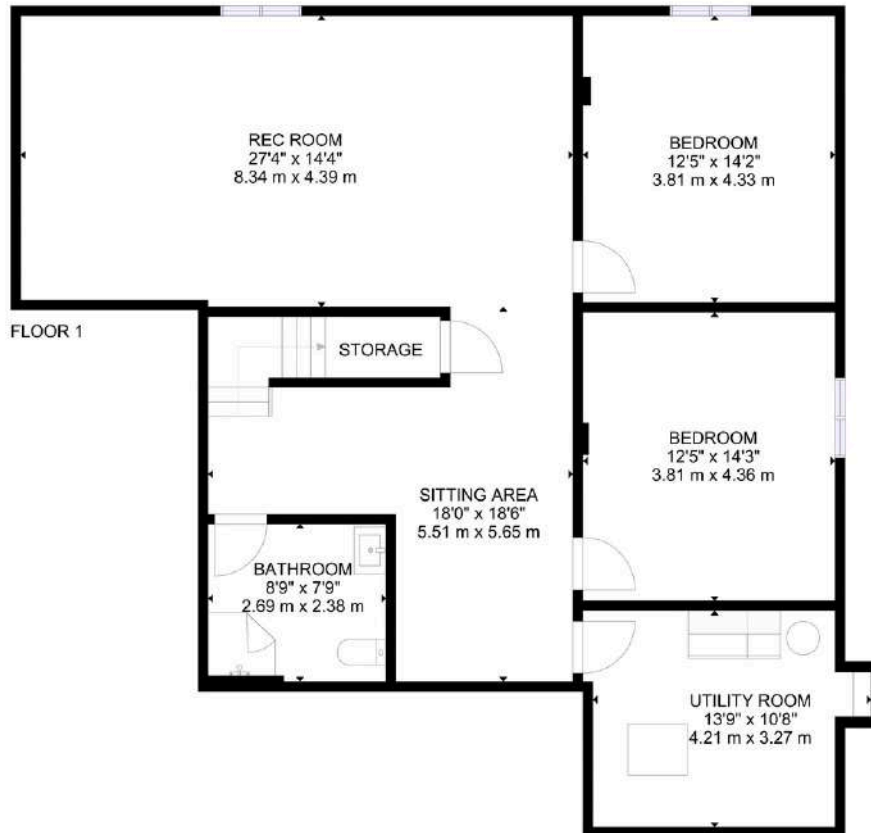


## GROSS INTERNAL AREA

FLOOR 1: 1246 sq.ft, 116 m<sup>2</sup>, FLOOR 2: 1467 sq.ft, 136 m<sup>2</sup> EXCLUDED AREA: DECK 1: 113 sq.ft, 10 m<sup>2</sup>, GARAGE: 338 sq.ft, 31 m<sup>2</sup>, DECK 2: 21 sq.ft, 2 m<sup>2</sup>  
 TOTAL: 2713 sq.ft, 252 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# FLOOR PLAN: BASEMENT

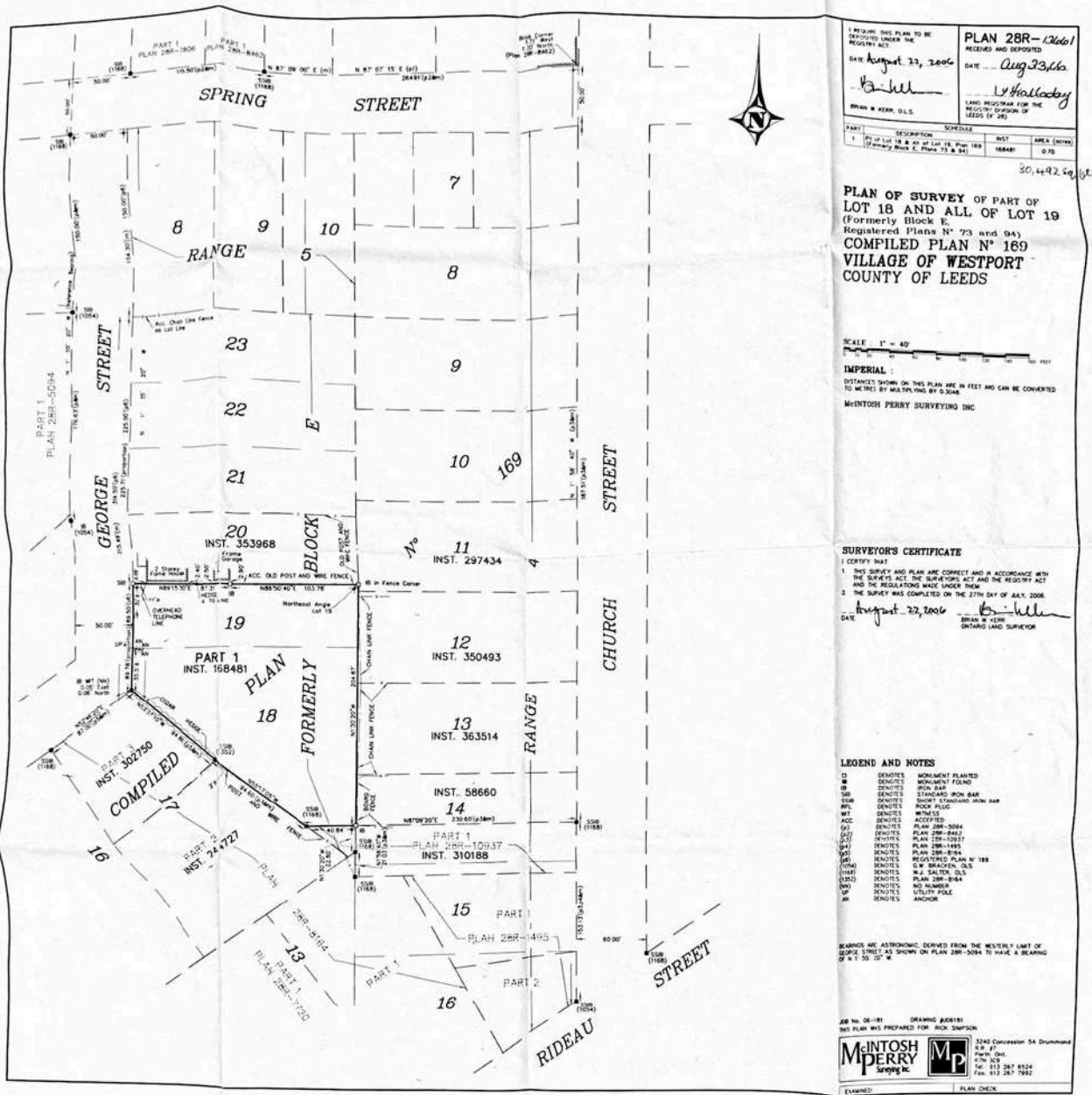


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# SURVEY



# INTERACTIVE LINKS

## Virtual Tour



Scan the QR Code or Visit:  
<https://my.matterport.com/show/?m=3rv7nKgkax7>

## Video Tour



Scan the QR Code or Visit:  
<https://youtu.be/wL3KtbRy9xY>

## Google Maps



Scan the QR Code or Visit:  
<https://maps.app.goo.gl/4UyDUkPNqiFq2H2JA>

## Panorama



Scan the QR Code or Visit:  
<https://360panos.org/panos/25GeorgeStreet/>





## Questions? Contact us:

**Tammy & Heath Gurr**

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*Your Total Real Estate Package!*