



5 Blundons Lane **List: \$699,000 For: Sale**
Rideau Lakes Ontario K0G 1X0
 Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville
SPIS: No **Taxes:** \$3,094.92/2025 **DOM:** 0

Detached **Front On:** N **Rms:** 7
Link: N **Acres:** < .50 **Bedrooms:** 2
 Bungalow **Washrooms:** 1
 1x4xMain

Lot: 100 x 142 Feet Irreg:
Dir/Cross St: North Shore Road / Blundons Lane
Directions:
 North of Westport on County Road 10, Right on Grady Road, Right on North Shore Road, Right on Blundons Lane.

MLS#: X13145794 **PIN#:** 442610107

Possession Remarks: TBD

Legal: PT LT 8 CON 2 NORTH CROSBY AS IN LR318868; T/W LR318868; RIDEAU LAKES

Kitchens: 1	Exterior: Vinyl Siding	Zoning: RW
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV: No
Basement: None	Drive: Private Double	Hydro: Yes
Fireplace/Stv: N	Drive Park Spcs: 4	Gas: No
Heat: Baseboard, Heat Pump / Electric	Tot Prk Spcs: 4	Phone: A
A/C: Other	UFFI: None	Water: Well
Central Vac: No	Pool: None	Water Supply Type: Drilled Well, Water System
Apx Age:	Energy Cert:	Sewer: Septic
Apx Sqft: 700-1100	Cert Level:	Spec Desig: Unknown
Lot Size Source: GeoWarehouse	GreenPIS:	Farm/Agr:
Roof: Asphalt Shingle	Prop Feat: Golf, Lake Access, Level, Waterfront, Waterfront, Wooded/Treed	Waterfront: Direct
Foundation: Concrete Block, Piers	Exterior Feat: Fishing, Landscaped, Porch Enclosed, Year Round Living	Retirement:
Assessment:	Interior Feat: Carpet Free, Primary Bedroom - Main Floor, Water Heater Owned	Accessibility: None
POTL:	Security Feat: Smoke Detector	Feat:
POTL Mo Fee:		Under Contract: None
Elevator/Lift:		HST Applicable to: Not Subject to HST
Laundry Lev:		Sale Price:
Phys Hdcap-Eqp:		Oth Struct: None
		Survey Type: None

Water Body Name: Upper Rideau Lake
Water Body Type: Lake
Water Frontage (M): 100
Topography: Level, Wooded/Treed
Water Features: Waterfront-Deeded
Access to Property: Year Round Private Road
Docking Type: None
Water View: Direct
WaterfrontYN: Yes
Waterfront: Direct

Shoreline: Clean, Natural
Shoreline Allowance: None
Shoreline Exp: SE
Alternative Power: None
Easements/Restrict: Unknown
Rural Services: Cell Services, Electricity Connected, Internet High Speed, Telephone Available
Waterfront Accessory Bldgs: Not Applicable
Water Delivery Features: Uv System

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	14.44	x 13.45	Laminate W/O To Deck
2	Living	Main	17.72	x 14.44	Laminate W/O To Porch
3	Bathroom	Main	8.53	x 5.25	4 Pc Bath
4	Utility	Main	8.53	x 2.3	Hardwood Floor
5	Prim Bdrm	Main	11.48	x 8.53	Laminate
6	2nd Br	Main	8.53	x 8.53	Laminate
7	Sunroom	Main	31.5	x 7.55	Hardwood Floor

Client Remks: Nestled along the shores of beautiful Upper Rideau Lake, this exceptional waterfront property offers level access, clean shoreline, and effortless enjoyment of the Rideau system. Situated on a level lot with approximately 100' of frontage and 142' of depth, the property provides ample outdoor space while maintaining easy upkeep for relaxed lakeside living. Completely renovated to like-new condition, this inviting home or four-season retreat is move-in ready and designed for year-round comfort. The property also features a new septic system and new drilled well, offering peace of mind and dependable modern infrastructure. Inside, the home features two bedrooms, a full four-piece bathroom, and a spacious open-concept layout that seamlessly combines the living room, kitchen, and dining area. A convenient utility space is neatly incorporated within the bathroom closet for added functionality. A highlight of the property is the full-width sunroom located close to the water's edge, creating the perfect place to relax, entertain, or simply enjoy the peaceful waterfront setting throughout the seasons. With easy year-round access, including convenient winter travel routes, this property is ideally suited as either a permanent residence or a recreational retreat. The completely level lot and waterfront make access effortless for all ages while providing direct enjoyment of boating, fishing, swimming, and everything the Rideau waterways are known for. Conveniently located just 14 minutes

east of the charming village of Westport, you'll enjoy quick access to local shops, restaurants, golf, and all the amenities of this sought-after lakeside community. A rare opportunity to own a beautifully updated waterfront property in one of the most desirable areas of the Rideau system.

Inclusions: None

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