

PRICE  
REDUCED

*Westport Pond views,  
village life at your door!*

## 1 Pond St., Westport, ON

# X13092690

\$ \$599,000

4 Bedrooms

3 Bathrooms

0.794 Acres

Westport Pond

Nestled in the heart of Westport, this classic older home offers timeless character and stunning southerly views over Westport Pond. Set at the base of Foley Mountain, the property enjoys a picturesque backdrop, especially vibrant in the fall when the landscape comes alive with colour. The main floor is thoughtfully laid out for convenient living, featuring a kitchen, living room, and family room, along with a primary bedroom complete with a 4-pc ensuite. An additional 3-pc bathroom incorporates a laundry area, adding extra functionality. Step outside to a spacious front deck-perfect for relaxing or entertaining while taking in the tranquil water views. From this level, access is also provided through a charming seasonal greenhouse space that connects to the attached two-car garage. Upstairs, you will find two additional bedrooms and a four-piece bathroom, offering comfortable accommodations for family or guests.

*Your Total Real Estate Package!*

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



[www.gurreathomes.com](http://www.gurreathomes.com)

[info@gurreathomes.com](mailto:info@gurreathomes.com)

**(613) 273-9595**



Not intended to solicit clients under contract. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.



# *Table of Contents*

**1 Pond St.  
Westport, ON**

<b>Features</b>	<b>3</b>
<b>More Information</b>	<b>4</b>
<b>Gallery</b>	<b>5</b>
<b>Floorplan</b>	<b>7</b>
<b>Aerial Images</b>	<b>9</b>
<b>Interactive Links</b>	<b>10</b>
<b>MLS Listing</b>	<b>11</b>
<b>Contact Information</b>	<b>12</b>



## Features

### Character Home on Westport Pond with Stunning Views of Foley Mountain

- **Character Home on Westport Pond:** Nestled in the heart of Westport, this classic older home offers timeless character and stunning southerly views over Westport Pond. Set at the base of Foley Mountain, the property enjoys a picturesque backdrop — especially vibrant in the fall when the landscape comes alive with colour.
- **Main Floor Layout:** The main floor is thoughtfully laid out for convenient living, featuring a kitchen, living room, and family room, along with a primary bedroom complete with a 4-pc ensuite. An additional 3-pc bathroom incorporates a laundry area, adding extra functionality. Step outside to a spacious front deck — perfect for relaxing or entertaining while taking in the tranquil water views. From this level, access is also provided through a charming seasonal greenhouse space that connects to the attached two-car garage.
- **Upper Level:** Upstairs, you will find two additional bedrooms and a four-piece bathroom, offering comfortable accommodations for family or guests.
- **The Property and Location:** The property itself features a gently sloping lot leading down to the water, dotted with mature trees that provide both privacy and natural beauty. A storage building adds practical space for tools, equipment or recreational gear. Located just a short walk into town, you will enjoy easy access to local restaurants, shops, groceries, and year-round amenities — making this an ideal blend of peaceful waterfront living and small-town convenience.

## Directions

- Just north of the Village of Westport on Perth Road North, left on Pond Street to #1.

# MORE INFORMATION

## Systems and Maintenance

The home has been well maintained, with the HVAC system inspected and cleaned annually. A 10-year propane inspection was completed in May 2022. The home features a heat pump, complemented by two high-efficiency propane fireplaces throughout the main living areas. The propane tank is owned, not rented.

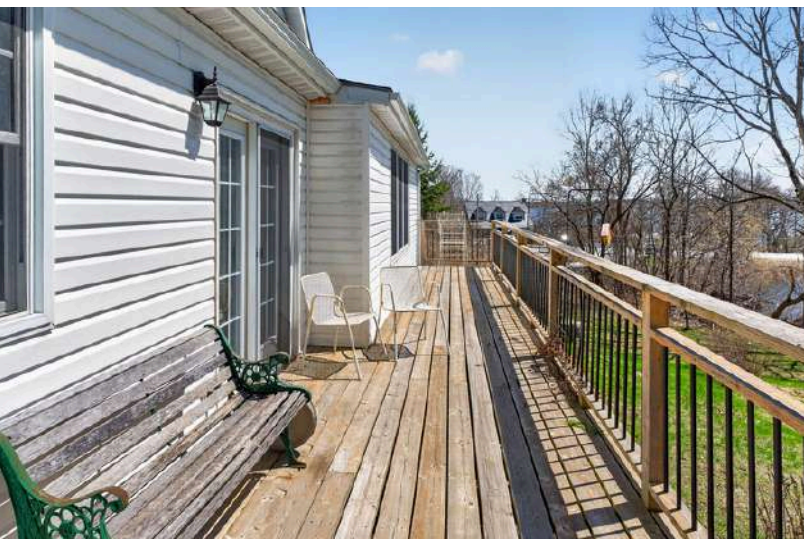
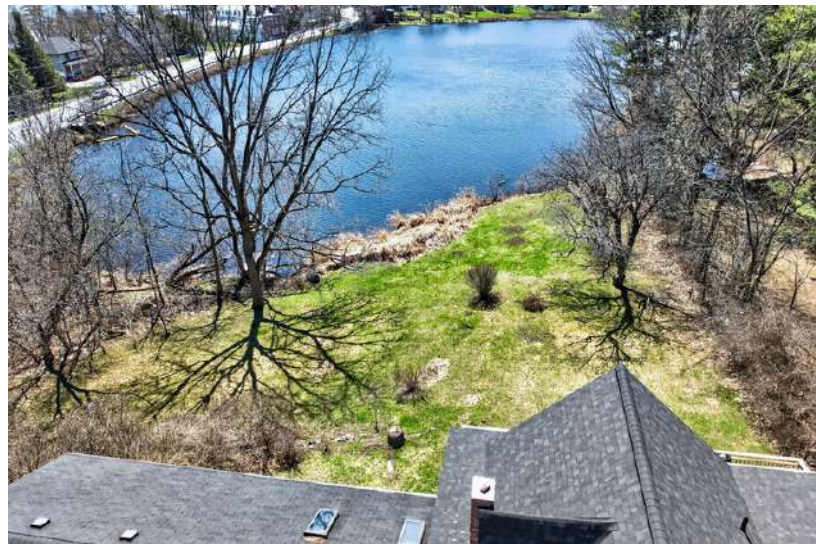
## Recent Updates

The roof has been done in sections over the past five years, with the most recent work completed in 2025. New blinds were installed on most windows in 2025. Recent appliance upgrades include a new Frigidaire stove (2025), new Electrolux washer (2024), and new LG dryer (2024).

## Expenses (2025)

Property Taxes	Propane	Electricity	Water	Insurance
\$6,468.14	~\$1,200.00	~\$1,560–\$2,280	~\$840–\$960	~\$1,800.00

*Note: Heating costs are higher than typical, the previous occupants maintained the home at 24–25°C year-round. Expect lower costs under normal usage.*



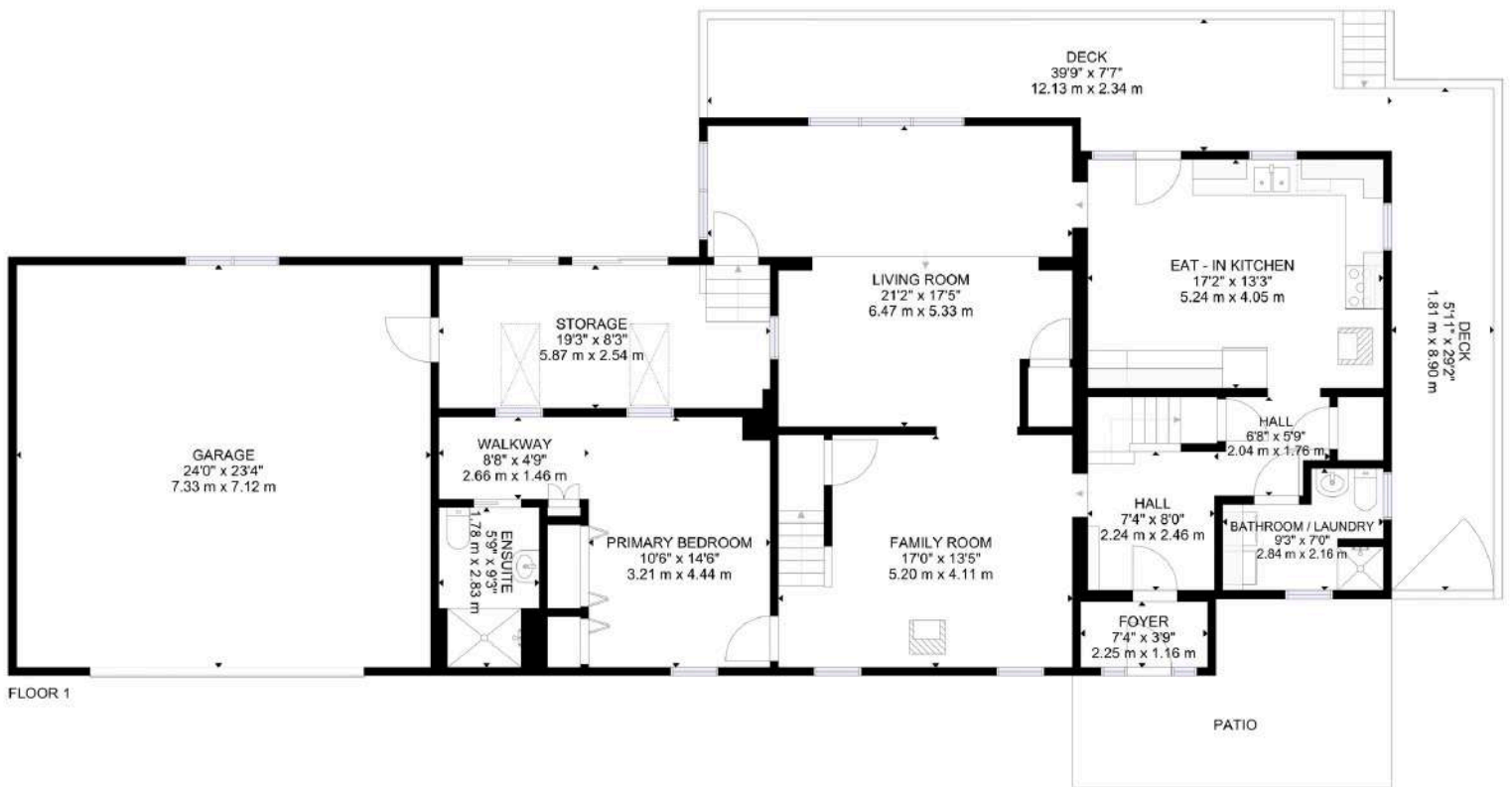
# GALLERY



# GALLERY



# FLOORPLAN 1/2



## GROSS INTERNAL AREA

FLOOR 1: 1520 sq.ft, 141 m<sup>2</sup>, FLOOR 2: 603 sq.ft, 56 m<sup>2</sup>

EXCLUDED AREA: PATIO: 166 sq.ft, 15 m<sup>2</sup>, GARAGE: 562 sq.ft, 52 m<sup>2</sup>, DECK: 423 sq.ft, 39 m<sup>2</sup>

TOTAL: 2123 sq.ft, 197 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# FLOORPLAN 2/2



FLOOR 2

#### GROSS INTERNAL AREA

FLOOR 1: 1520 sq.ft, 141 m<sup>2</sup>, FLOOR 2: 603 sq.ft, 56 m<sup>2</sup>

EXCLUDED AREA: PATIO: 166 sq.ft, 15 m<sup>2</sup>, GARAGE: 562 sq.ft, 52 m<sup>2</sup>, DECK: 423 sq.ft, 39 m<sup>2</sup>

TOTAL: 2123 sq.ft, 197 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# AERIAL IMAGES



# INTERACTIVE LINKS

## Virtual Tour



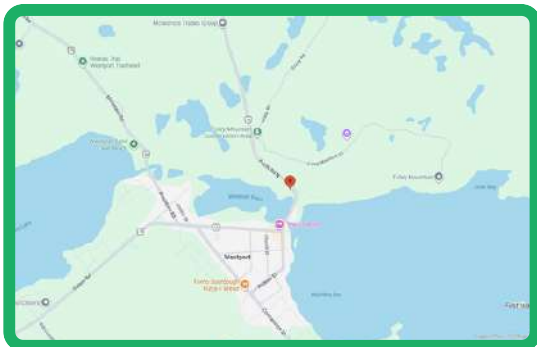
Scan the QR Code or Visit:  
<https://my.matterport.com/show/?m=VKrBxVGjduq>

## Video Tour



Scan the QR Code or Visit:  
[https://youtu.be/v\\_zkMO1dIKo](https://youtu.be/v_zkMO1dIKo)

## Google Map



Scan the QR Code or Visit:  
<https://maps.app.goo.gl/ZguUWm4wfJpUeu2SA>

## Panorama View



Scan the QR Code or Visit:  
<https://360panos.org/panos/1PondStreet/>

# MLS LISTING



**1 Pond St** **List: \$599,000 For: Sale**

**Westport Ontario K0G 1X0**  
 Westport 815 - Westport Leeds and Grenville  
**SPIS:** No **Taxes:** \$6,468.14/2025

**Detached** **Front On:** S **Rms:** 13  
**Link:** N **Acres:** < .50 **Bedrooms:** 4  
 2-Storey **Washrooms:** 3  
 2x3xMain, 1x4xUpper

**Lot:** 100 x 150 Feet Irreg:  
**Dir/Cross St:** Perth Road North / Pond Street  
**Directions:**  
 Just north of the Village of Westport on Perth Road North, left on Pond Street to #1

**MLS#:** X13092690 **PIN#:** 441020148

**Possession Remarks:** TBD  
**Legal:** PT LT 52 N OF BEDFORD ST PL 169 AS IN LR254771 (FIRSTLY); WESTPORT

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Unfinished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Propane <b>A/C:</b> Central Air <b>Central Vac:</b> Yes <b>Apx Age:</b> <b>Apx Sqft:</b> 2000-2500 <b>Lot Size Source:</b> GeoWarehouse <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Concrete, Concrete Block, Poured Concrete, Stone <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> Main <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Vinyl Siding <b>Gar/Gar Spcs:</b> Attached / 2 <b>Drive:</b> Private Double <b>Drive Park Spcs:</b> 3 <b>Tot Prk Spcs:</b> 5 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Beach, Central Vacuum, Family Room, Fireplace/Stove, Golf, Lake/Pond, Place Of Worship, Waterfront, Waterfront, Wooded/Treed <b>Exterior Feat:</b> Deck, Privacy, TV Tower/Antenna, Year Round Living <b>Interior Feat:</b> Atrium, Auto Garage Door Remote, Central Vacuum, Primary Bedroom - Main Floor, Workbench <b>Security Feat:</b> Smoke Detector	<b>Zoning:</b> R1 <b>Cable TV:</b> Yes <b>Hydro:</b> Yes <b>Gas:</b> No <b>Phone:</b> A <b>Water:</b> Municipal <b>Water Supply Type:</b> <b>Sewer:</b> Septic <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> Direct <b>Retirement:</b> <b>Accessibility Feat:</b> Bath Grab Bars, Level Entrance, Multiple Entrances, Parking <b>Under Contract:</b> Hot Water Heater, Propane Tank <b>HST Applicable to Not Subject to HST Sale Price:</b> <b>Oth Struct:</b> Shed <b>Survey Type:</b> Available
---	---	--

**Water Body Name:** Westport Pond  
**Water Body Type:** Pond  
**Water Frontage (M):** 100  
**Topography:** Sloping, Wooded/Treed  
**Water Features:** Other  
**Access to Property:** Year Round Municipal Road  
**Docking Type:** None  
**Water View:** Direct  
**WaterfrontYN:** Yes  
**Waterfront:** Direct  
**Shoreline:** Natural  
**Shoreline Allowance:** None  
**Shoreline Exp:** S  
**Alternative Power:** None  
**Easements/Restrict:** Unknown  
**Rural Services:** Cell Services, Electricity Connected, Garbage Pickup, Internet High Speed, Recycling Pickup, Telephone Available  
**Waterfront Accessory Bldgs:** Not Applicable

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Mudroom	Main	7.22	x3.94	Tile Floor	
2	Foyer	Main	7.87	14.44	Laminate	
Living	4	Main	21	14.44	Laminate	Fireplace
Family		Main	8.2	x 17.72	Laminate	
5	Prim Bdrm	Main	9.19	x10.17	Laminate	
6	Bathroom	Main	17.06	x5.91	3 Pc Ensuite	Tile Floor
7	Bathroom	Main	16.73	x6.89	3 Pc Bath	Vinyl Floor
8	Kitchen	Main	19.03	x13.12	Vinyl Floor	W/O To Deck
9	2nd Br	2nd	14.76	x10.17	Hardwood Floor	Combined W/Laundry Fireplace
10	Sunroom	Main	9.51	x 8.2		
113rd	Br	2nd	9.19	x7.55	Broadloom	
124th	Br	2nd		x9.19	Broadloom	
13	Bathroom	2nd		x6.56	4 Pc Bath	Vinyl Floor

**Client Remks:** Nestled in the heart of Westport, this classic older home offers timeless character and stunning southerly views over Westport Pond. Set at the base of Foley Mountain, the property enjoys a picturesque backdrop-especially vibrant in the fall when the landscape comes alive with colour. The main floor is thoughtfully laid out for convenient living, featuring a kitchen, living room, and family room, along with a primary bedroom complete with a 4-pc ensuite. An additional 3-pcbathroom incorporates a laundry area, adding extra functionality. Step outside to a spacious front deck-perfect for relaxing or entertaining while taking in the tranquil water views. From this level, access is also provided through a charming seasonal greenhouse space that connects to the attached two-car garage. Upstairs, you will find two additional bedrooms and a four-piece bathroom, offering comfortable accommodations for family or guests. The property itself features a gently sloping lot leading down to the water, dotted with mature trees that provide both privacy and natural beauty. A storage building adds practical space for tools, equipment or recreational gear. Located just a short walk into town, you will enjoy easy access to local restaurants, shops, groceries, and year-round amenities-making this an ideal blend of peaceful waterfront living and small-town convenience.

**Inclusions:** Large oak dining table (8' long), Window coverings, Refrigerator, Microwave, Stove, Washer and Dryer, Large mirror in downstairs bedroom, Mirror in upstairs hallway Fireplace x2 Dishwasher Piano

**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](http://www.gurreathomes.com)  
[info@gurreathomes.com](mailto:info@gurreathomes.com)  
(613) 273-9595

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

*Your Total Real Estate Package!*