

Village Convenience  
Meets Garden Serenity

PRICE  
REDUCED



## 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

\$ \$799,000

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.

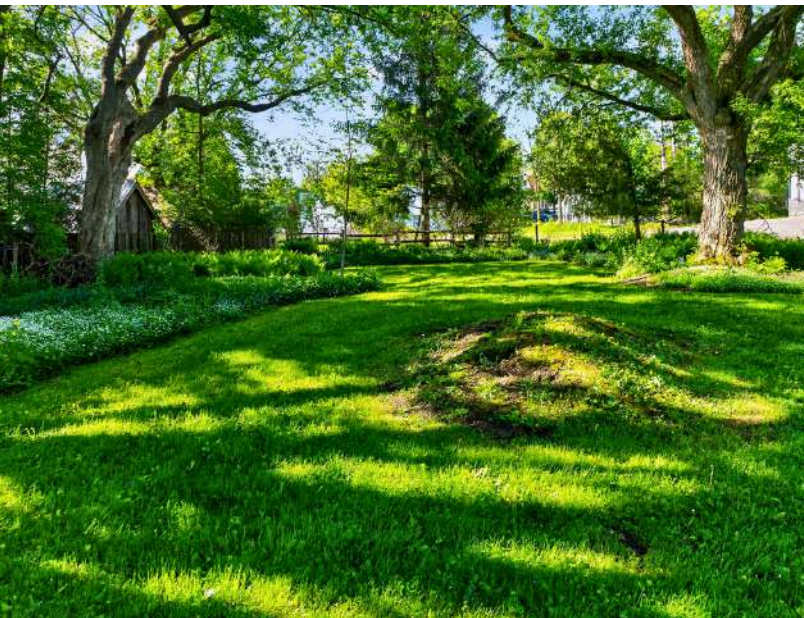
# GALLERY



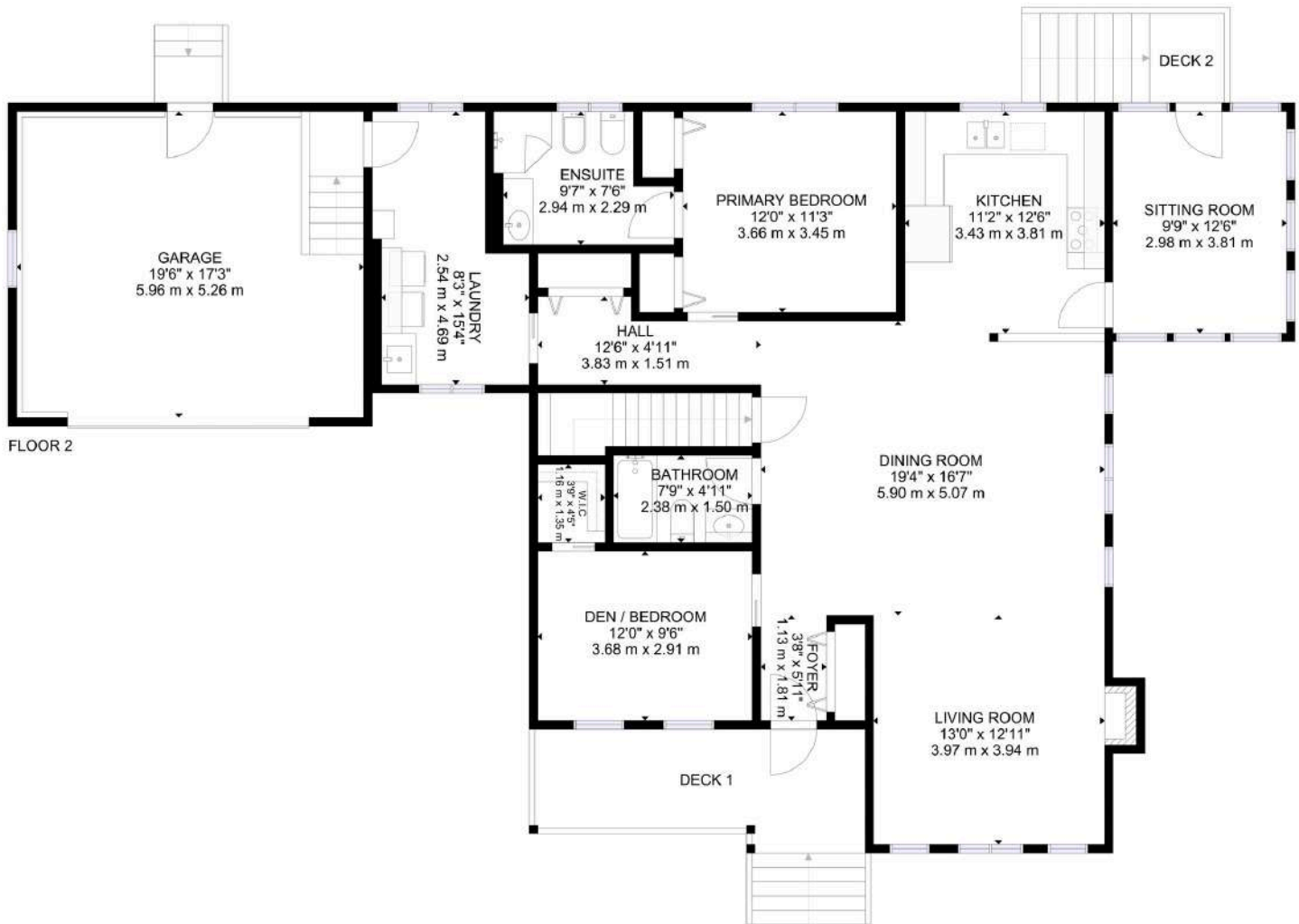
# GALLERY



# GALLERY



# FLOOR PLAN: MAIN FLOOR

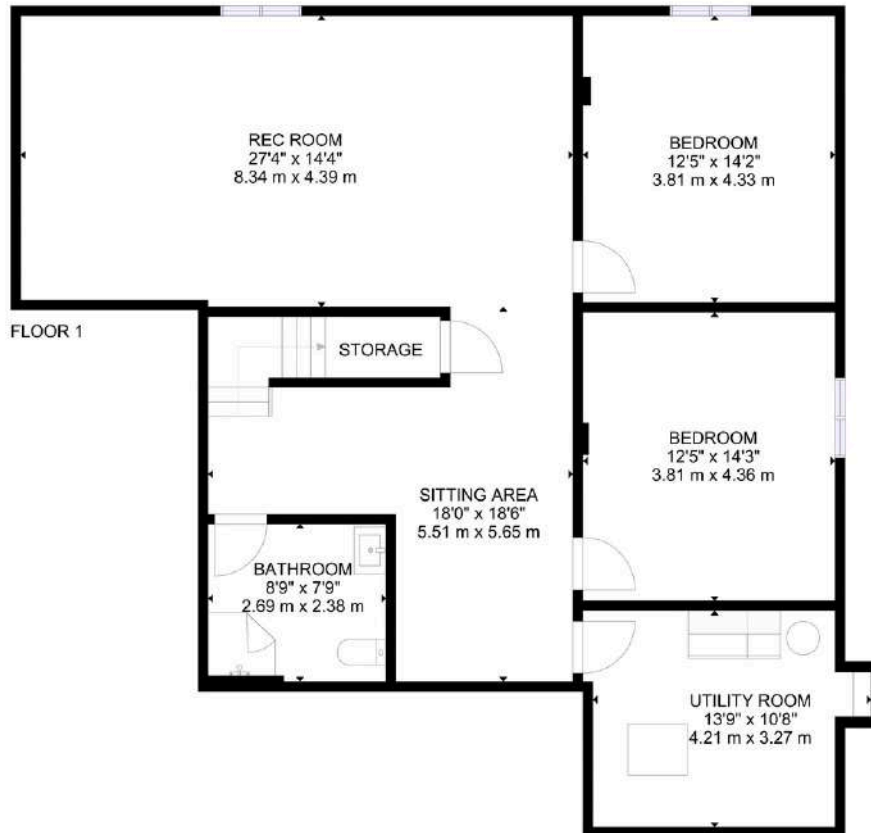


## GROSS INTERNAL AREA

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

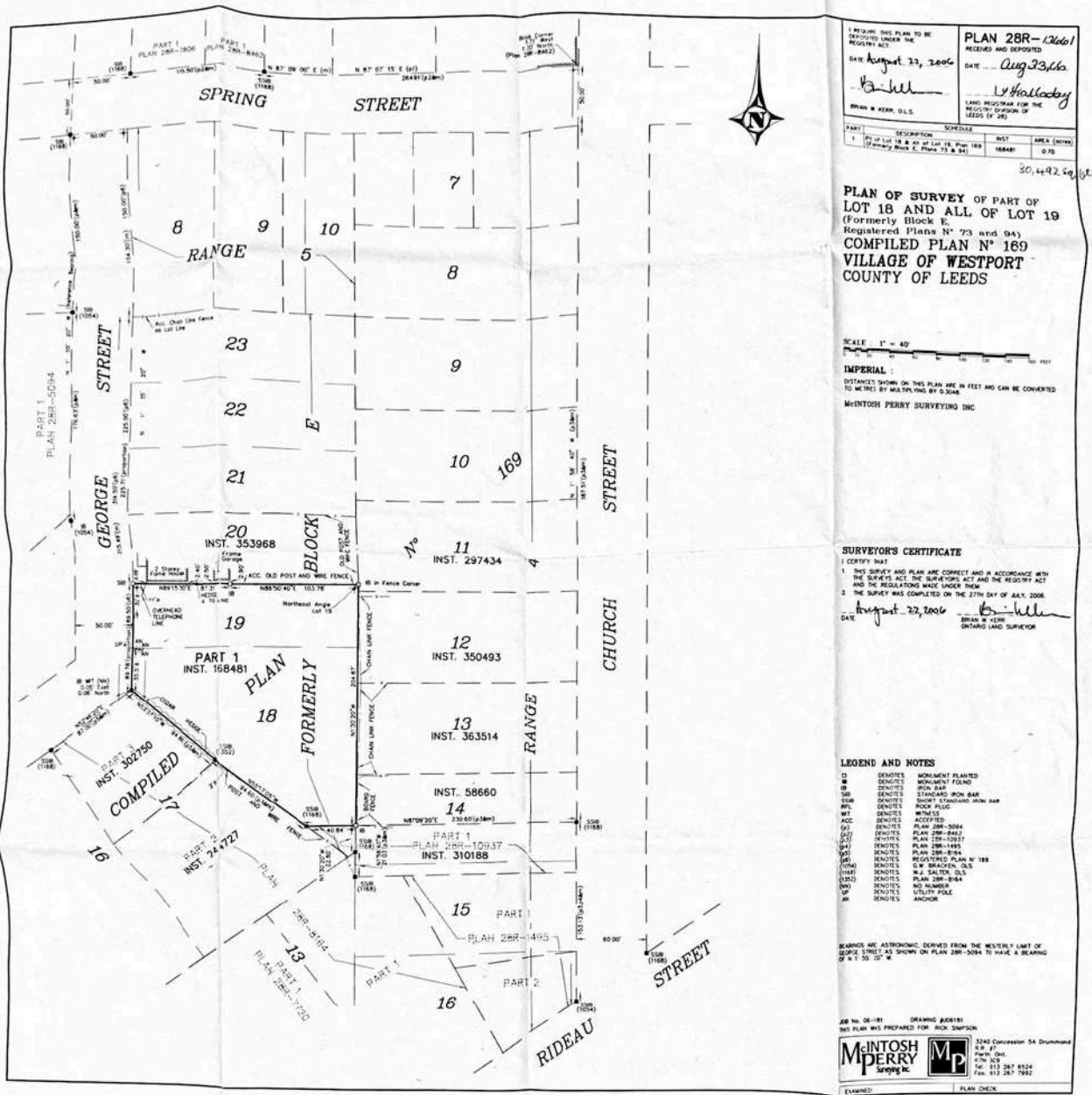


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# SURVEY



# INTERACTIVE LINKS

## Virtual Tour



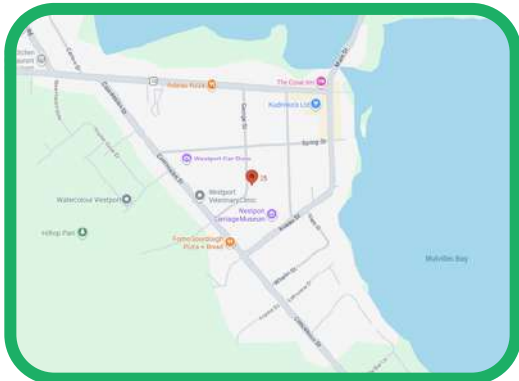
Scan the QR Code or Visit:  
<https://my.matterport.com/show/?m=bNBkgRHWviy>

## Video Tour



Scan the QR Code or Visit:  
<https://youtu.be/xt1UYDFZIsU>

## 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/25George/>

# MLS LISTING



**25 George St E** **List: \$799,000 For: Sale**  
**Westport Ontario K0G 1X0**  
 Westport 815 - Westport Leeds and Grenville  
**SPIS: N** **Taxes: \$6,210.19/2025**

Detached	Front On: E	Rms: 15
Link: N	Acre: .50-1.99	Bedrooms: 2 + 2
Bungalow		Washrooms: 3
		2x4xMain, 1x3xBsmt

**Lot: 89.78 x 188.22 Feet Irreg:**  
**Dir/Cross St:** George Street / Spring Street  
**Directions:** Westport to George Street. Follow to signs.

**MLS#:** X12892940 **PIN#:** 441020211  
**Possession Remarks:** TBD  
**Legal:** LT 19 PL 169 (FORMERLY BLK E PL 73 AND FORMERLY PL 94); PT LT 18 PL 169 (FORMERLY BLK E PL 73 AND FORMERLY PL 94) PT 1 28R12661; WESTPORT

<p><b>Kitchens:</b> 1  <b>Fam Rm:</b> N  <b>Basement:</b> Full / Finished  <b>Fireplace/Stv:</b> Y  <b>Heat:</b> Forced Air / Propane  <b>A/C:</b> Central Air  <b>Central Vac:</b> Y  <b>Apx Age:</b>  <b>Year Built:</b> 2008  <b>Yr Built Source:</b> MPAC  <b>Apx Sqft:</b> 1100-1500  <b>Lot Size Source:</b> GeoWarehouse  <b>Roof:</b> Asphalt Shingle  <b>Foundation:</b> Poured Concrete  <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>Topography:</b> Flat, Wooded/Treed</p>	<p><b>Exterior:</b> Vinyl Siding  <b>Gar/Gar Spcs:</b> Attached / 1  <b>Park/Drive:</b>  <b>Drive:</b> Private Double  <b>Drive Park Spcs:</b> 4  <b>Tot Prk Spcs:</b> 5  <b>UFFI:</b> None  <b>Pool:</b>  <b>Energy Cert:</b>  <b>Cert Level:</b>  <b>GreenPIS:</b>  <b>Prop Feat:</b> Beach, Central Vacuum, Fireplace/Stove, Golf, Park, Place Of Worship, School, Wooded/Treed  <b>Exterior Feat:</b> Privacy, Year Round Living  <b>Interior Feat:</b> Auto Garage Door Remote, Central Vacuum, ERV/HRV, Generator - Partial, Primary Bedroom - Main Floor, Sump Pump, Water Softener  <b>Security Feat:</b> Carbon Monoxide Detectors, Smoke Detector</p>	<p><b>Zoning:</b>  <b>Cable TV:</b> Y  <b>Hydro:</b> Y  <b>Gas:</b> N  <b>Phone:</b> Y  <b>Water:</b> Municipal  <b>Water Supply Type:</b>  <b>Sewer:</b> Sewers  <b>Spec Desig:</b> Unknown  <b>Farm/Agr:</b>  <b>Waterfront:</b>  <b>Retirement:</b>  <b>Under Contract:</b> Hot Water Tank-Propane, Propane Tank  <b>HST Applicable to:</b> Not Subject to HST  <b>Sale Price:</b>  <b>Oth Struct:</b> Garden Shed  <b>Survey Year:</b> 2006  <b>Survey Type:</b> Available</p>
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	5.25	x3.61	Tile Floor
2	Living	Main	12.8	x12.8	Hardwood Floor
3	Dining	Main	19.36	x16.4	Hardwood Floor
4	Bathroom	Main	7.87	x4.92	4 Pc Bath
5	2nd Br	Main	12.14	x9.35	Hardwood Floor
6	Kitchen	Main	12.14	x11.15	Tile Floor
7	Sunroom	Main	12.14	x9.51	Laminate
8	Prim Bdrm	Main	12.24	x10.96	Hardwood Floor
9	Bathroom	Main	9.84	x7.22	4 Pc Ensuite
10	Laundry	Main	14.76	x8.2	Tile Floor
11	Bathroom	Bsmt	8.53	x7.61	3 Pc Bath
12	3rd Br	Bsmt	14.11	x11.91	Laminate
13	4th Br	Bsmt	14.11	x11.91	Laminate
14	Rec	Bsmt	32.81	x14.11	Tile Floor
15	Utility	Bsmt	11.48	x10.5	Concrete Floor

**Client Remks:** 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. There is also a main floor laundry room and an attached 1.5-car garage. 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. 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. Perfectly situated, you can enjoy a short walk to the nearby park or easily access everything the town offers within minutes. 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.

**Inclusions:** Fridge, stove, washer, dryer, dishwasher, microwave, grey wardrobe, all window coverings, Generac generator, handmade Pewter chandelier in dining room, blue wardrobe in the basement bedroom

**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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*Your Total Real Estate Package!*