



15 Rideau St
Westport Ontario K0G 1X0
Westport 815 - Westport Leeds and Grenville
SPIS: No **Taxes:** \$3,833.66/2025 **DOM:** 0

Detached
Link: N
2-Storey

Front On: S
Acre: < .50

Rms: 12
Bedrooms: 3
Washrooms: 2
1x2xMain, 1x5x2nd

Lot: 103 x 155 Feet Irreg:
Dir/Cross St: Rideau Street and Church Street
Directions: Rideau Street in Westport. Watch for signs.

MLS#: X13518280 PIN#: 441030354	
Possession Remarks: TBD	
Legal: NORTHEASTERLY 155 FEET, ABUTTING ON RIDEAU STREET, OF LT 15 AND 16 ON RIDEAU STREET, RANGE ONE, PL 169, WESTPORT	
Kitchens: 1 Fam Rm: Y Basement: Full / Unfinished Fireplace/Stv: Y Heat: Forced Air / Propane A/C: Central Air Central Vac: No Apx Age: 100+ Apx Sqft: 1500-2000 Lot Size Source: GeoWarehouse Roof: Metal Foundation: Stone Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Beach, Family Room, Fireplace/Stove, Golf, Lake Access, Park, Place Of Worship, School Exterior Feat: Deck, Landscape Lighting, Landscaped, Privacy, Porch, Year Round Living Interior Feat: Carpet Free, Generator - Full, Sump Pump, Water Heater Owned, Water Softener Security Feat: Alarm System, Carbon Monoxide Detectors, Monitored
Zoning: Cable TV: Yes Hydro: Yes Gas: No Phone: Yes Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Under Contract: Propane Tank HST Applicable to Sale Price: Not Subject to HST Oth Struct: Garden Shed Survey Type: Available	

Topography: Level, Wooded/Treed	Alternative Power: None
Access to Property: Municipal Road	Easements/Restrict: Unknown
Docking Type: None	Waterfront Accessory Bldgs: Not Applicable

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	12.8	x 12.14	Tile Floor	W/O To Deck	Heated Floor
2	Family	Main	15.09	x 12.8	Hardwood Floor	Floor/Ceil Fireplace	W/O To Deck
3	Foyer	Main	14.44	x 7.87	Hardwood Floor	W/O To Porch	
4	Living	Main	14.44	x 13.45	Hardwood Floor	Electric Fireplace	
5	Dining	Main	12.14	x 8.53	Hardwood Floor		
6	Bathroom	Main	5.58	x 2.95	2 Pc Bath	Tile Floor	
7	Laundry	Main	2.62	x 1.64			
8	Prim Bdrm	2nd	11.81	x 11.48	Wood Floor	W/I Closet	
9	2nd Br	2nd	13.78	x 11.48	Wood Floor		
10	3rd Br	2nd	10.5	x 7.22	Wood Floor		
11	Bathroom	2nd	8.53	x 9.84	5 Pc Bath	Tile Floor	Heated Floor
12	Loft	2nd	15.09	x 11.81	Wood Floor		

Client Remks: Step into timeless charm with this beautifully maintained century-old brick home nestled in the picturesque village of Westport on the shores of Upper Rideau Lake. Rich in character and thoughtfully cared for, this exceptional property blends historic elegance with the comfort of modern living. From the moment you arrive, you'll be captivated by the home's curb appeal. Stunning perennial gardens, mature trees and beautifully manicured lawns create a peaceful setting, while a detached one-car garage and garden shed provide added convenience. A welcoming foyer introduces the warmth and character found throughout. The spacious main floor features a bright living room, cozy family room, formal dining room, convenient laundry area and a two-piece bathroom, offering plenty of space for everyday living and entertaining. Upstairs you'll find a spacious primary bedroom, two additional bedrooms and a well-appointed five-piece bathroom. A versatile loft provides endless possibilities as a home office, craft room, reading nook, playroom or potential fourth bedroom. Large windows fill the home with natural light, highlighting its timeless character and inviting atmosphere. Step outside to your own private retreat. A large rear deck overlooks the beautifully landscaped backyard, perfect for outdoor dining, entertaining or simply relaxing. The charming covered wraparound porch, complete with a classic porch swing, is the ideal place to enjoy your morning coffee or unwind at the end of the day. Located within walking distance of Westport's unique shops, restaurants, cafes, parks and the sparkling shores of Upper Rideau Lake, this

exceptional property offers the perfect blend of historic charm, modern comfort and small-town living. A rare opportunity to own a truly special home in one of the Rideau Lakes region's most desirable communities.

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, Window Coverings

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