

PRICE  
REDUCED



*Move-in Ready on  
Upper Rideau Lake!*

## 5 Blundons Lane, Rideau Lakes, ON

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.

# X13145794

\$ \$674,000

2 Bedrooms

1 Bathroom

0.3 Acres

Upper Rideau  
Lake

*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**



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Rideau Lakes, ON**

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## Features

**Fully renovated waterfront bungalow on Upper Rideau Lake, 14 minutes from the Village of Westport**

- **Waterfront on Upper Rideau Lake:** 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.
- **Interior Layout:** 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.
- **The Sunroom:** 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.
- **Year-Round Access and Location:** 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.

## Directions

- North of Westport on County Road 10, right on Grady Road, right on North Shore Road, right on Blundons Lane.

# GALLERY



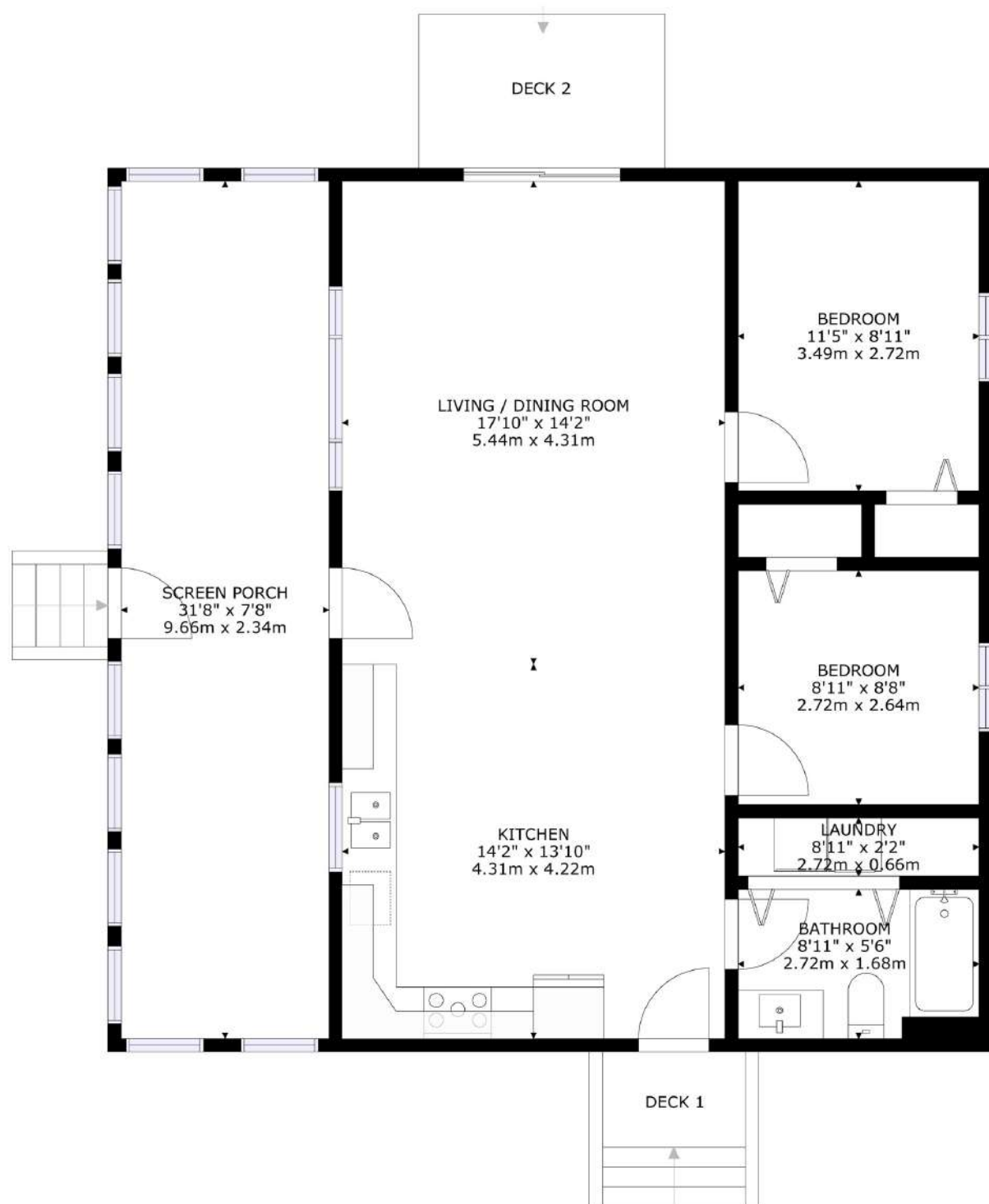
# GALLERY



# GALLERY



# FLOOR PLAN



GROSS INTERNAL AREA  
EXCLUDED AREA  
SCREEN PORCH: 243 sq.ft, 22.62 m<sup>2</sup>; DECK 1: 19 sq.ft, 1.73 m<sup>2</sup>; DECK 2: 52 sq.ft, 4.81 m<sup>2</sup>  
TOTAL: 747 sq.ft, 69.38 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# AERIAL IMAGES



## Well Owner Information Package

### Protect your health and our shared groundwater

Now that you have a well on your property, you are legally responsible for the proper maintenance and abandonment (plugging and sealing) of your well.

A poorly maintained or improperly abandoned well could result in contaminated well water and groundwater, and it could affect your health.

#### The following tips will help you protect your well:

- Test the quality of your well water on a regular basis and look for changes in the water's appearance (e.g. colour, taste, odour)
- Keep surface water and foreign materials (e.g. insects and mice) from entering the well by securing the well cap in place and checking your well regularly for signs of rust and wear, cracks, holes or gaps in the well's structure
- If materials get in your well, safely remove them
- Keep ponded water, vehicles, pet waste, salt and fertilizer away from the well
- Make sure the ground around your well slopes away from your well
- Ensure the well is accessible for future repairs and maintain the minimum above ground height (typically 40 cm above the surface)
- Check for and identify abnormal sounds. They could indicate wear on the well's pump, waterlines or electrical cables or other issues
- Check the pump's efficiency. If the pump is continually running or losing pressure, it may be a sign of a crack or hole in the waterlines
- Ensure your septic tank system works and is pumped out regularly to prevent contamination of your well water

#### For information on testing the quality of your well water, visit:

- [publichealthontario.ca](http://publichealthontario.ca) (search "water testing") to request a drinking water sample collection kit for free bacterial testing
- [ontario.ca/page/list-licensed-laboratories](http://ontario.ca/page/list-licensed-laboratories) to find a licensed laboratory

for chemical testing (note: laboratories charge a fee for this service)

Inspecting your well can be dangerous work. If you are not familiar with wells, let an experienced and licensed well technician do the work.

[ontario.ca/ministry-environment](http://ontario.ca/ministry-environment)





## General Instructions and Explanations for completing a Well Record

A completed electronic Well Record Form must be delivered to the well purchaser and the owner of the land on which the well is situated within 14 days after the date on which the well's structural stage is complete. The electronic Well Record must also be forwarded within 30 days after the date on which the well's structural stage is complete to the ministry through email to the following email address: [WellRecordSubmission@ontario.ca](mailto:WellRecordSubmission@ontario.ca)

### False and Misleading Information

Subsection 98(2) of the *Ontario Water Resources Act*, R.S.O. 1990 c. O. 40, states that:

"No person shall orally, in writing or electronically, give or submit false or misleading information in any statement, document or data, to any provincial officer, the Minister, the Ministry or the Agency, any employee in or agent of the Ministry or the Agency, or any person involved in carrying out a program of the Ministry or the Agency in respect of any matter related to this Act or the regulations."

Further, subsection 98(3) of the Act states that:

"No person shall include false or misleading information in any document or data required to be created, stored or submitted under this Act."

### Measurements

All measurements must be recorded in the specified unit, metric or imperial by checking off the applicable box on the top of the form. You must use the checked unit consistently throughout the well record. Measurements must be reported to 1/10th of a metre if the unit is a metre. All measurements of depth must be referenced to ground surface.

### Well Owner's Information

A "well owner" means the owner of land upon which a well is situated and includes a tenant or lessee of the land and a well purchaser. If the "well owner" is an individual, record the owner's last name and first name or if the "well owner" is a business, government or other organization, record the name in the "organization" area.

### Well Location

Street Number/Name and City/town/Village must be provided, if available.

Geographic Township, Concession and Lot must be reported if the well is located in an area where such information exists.

UTM Coordinates must be recorded each time a Well Record is completed. Click the button [Test UTM in Map] to use the UTM Coordinates to plot the location to Google map. This allows verification of the UTM Coordinates. This will also automatically populate the County/District.

Municipal Plan and Sublot Number may be provided, if available.

### Overburden and Bedrock Materials

For each formation encountered during construction, choose words from the lists that best describe the formation on the basis of general colour, most common material, other materials, and general description of the formation.

General Colours are White, Yellow, Grey, Brown, Blue, Red, Green and Black.

Examples of Materials are: Fill, Silt, Top Soil, Coarse Sand, Slate, Muck, Gravel, Limestone, Dolomite, Quartzite, Peat, Stones, Fine Sand, Shale, Granite, Clay, Boulders, Medium Sand, Sandstone, and Greenstone.

Some definitions are as follows:

- Clay: Composed of very fine particles. Forms dense hard lumps or clods when dry and a very elastic putty-like mass when wet. It can be rolled between fingers to form a long, flexible ribbon.
- Silt: Grain size, midway between sand and clay. It may form clods which, when broken, feel soft and floury. When moist, it will form a cast that can be handled freely without breaking. Rolled between thumb and finger, it will not "ribbon" but will give a broken appearance.

# WELL RECORD 3/12

Check off "Gas" if natural gas was encountered during well construction.

**Note:** Natural gas encounters need to be immediately reported to the ministry at 1-800-268-6060, well purchaser and the owner of the land.

## Results of Well Yield Testing

Check off "Pumping Discontinued" if pumping was discontinued before 1 hour of continuous pumping. Explain the reason why pumping was discontinued or in some cases not performed (e.g., the well went dry, impossible to install pump in small diameter well, static water level from test hole or dewatering well was obtained and is reported instead of completing a yield test etc.).

**Note:** Equipment breakdown is not an acceptable reason for checking off "Pumping Discontinued" on the well record form. If groundwater in the well is flowing out of the well, provide the rate of flow, and check off "Flowing Well" (i.e., static water level above the ground surface).

In the "Results of Well Yield Testing" section of the well record form, record:

- the depth to the intake of the pump,
- the rate of pumping and duration of pumping period during the yield test,
- the final water level when pumping stops,
- water level measurements made during pumping (drawdown) and recovery. All water level measurements must be referenced from below the ground surface for each time interval specified in the drawdown and recovery boxes.

If the water level measurements remain the same over a period of time, continue to measure and report the same water level measurement for the remaining pumping or recovery time intervals.

If pumping continuously for at least 1 hour, but the design of the well does not allow for water level measurements (e.g., driven point well), the person constructing the well is not required to report drawdown or recovery water level measurements.

## Map of Well Location

In the "Map of Well Location" section of the well record form, click the map area to attach a map of the well location. The map must show sufficient information to locate the well, including:

- a mark on the map showing the well,
- a scale on the map, and
- where available, the name of the structure, street or surface water body nearest to the well.

**Note:** More than one map can be added to the well record form by clicking on "Add Map (+)" to add an additional map.

## Information

Record any additional information (e.g., observations, tests, additional licensed well technicians who worked on the well, additional annular space details for a telescoped well or a multi-level nested test hole, reasons for not providing a well owner information package) in the comments area.

## Declaration

Check the declaration statement to confirm that the person constructing the well agrees with the following statement: "I hereby confirm that I am the person who constructed the well and I hereby confirm that the information on the form is correct and accurate".

## Validate

Click the validate button. If there is no missing information, you will be asked to enter the well tag again to make sure the well tag is entered correctly (only enter the numeric portion of the tag number). The audit number will then be changed from "incomplete" to an assigned audit number. The signature field will then be available. Click on "signature" to enter the well technician's electronic signature. For instructions on how to create an electronic signature, please visit the Adobe Digital IDs website using the following link: <https://helpx.adobe.com/acrobat/using/digital-ids.html>

# WELL RECORD 4/12

|       |         |        |        |      |      |
|-------|---------|--------|--------|------|------|
|       |         |        |        | (ft) | (ft) |
|       | Sand    | Gravel | Stones | 0    | 6    |
| Grey  | Granite |        |        | 6    | 180  |
| White | Granite |        |        | 180  | 200  |
| Grey  | Granite |        |        | 200  | 220  |

## 4. Annular Space \*

| Depth From<br>(ft) | Depth To<br>(ft) | Type of Sealant Used (Material and Type) | Volume Placed<br>(cubic feet) |
|--------------------|------------------|------------------------------------------|-------------------------------|
| 0                  | 10               | Bentonite (Quick Grout)                  | 1.86                          |
| 10                 | 20               | Cement                                   | 1.24                          |

## 5. Method of Construction \*

- ☐ Cable Tool    ☒ Rotary (Conventional)    ☐ Rotary (Reverse)    ☐ Boring    ☐ Air percussion    ☐ Diamond  
☐ Jetting    ☐ Driving    ☐ Digging    ☐ Rotary (Air)    ☐ Augering    ☐ Direct Push  
☐ Other (specify) \_\_\_\_\_

## 6. Well Use \*

- ☐ Public    ☐ Industrial    ☐ Cooling & Air Conditioning  
☒ Domestic    ☐ Commercial    ☐ Not Used  
☐ Livestock    ☐ Municipal    ☐ Monitoring  
☐ Irrigation    ☐ Test Hole    ☐ Dewatering  
☐ Other (specify) \_\_\_\_\_

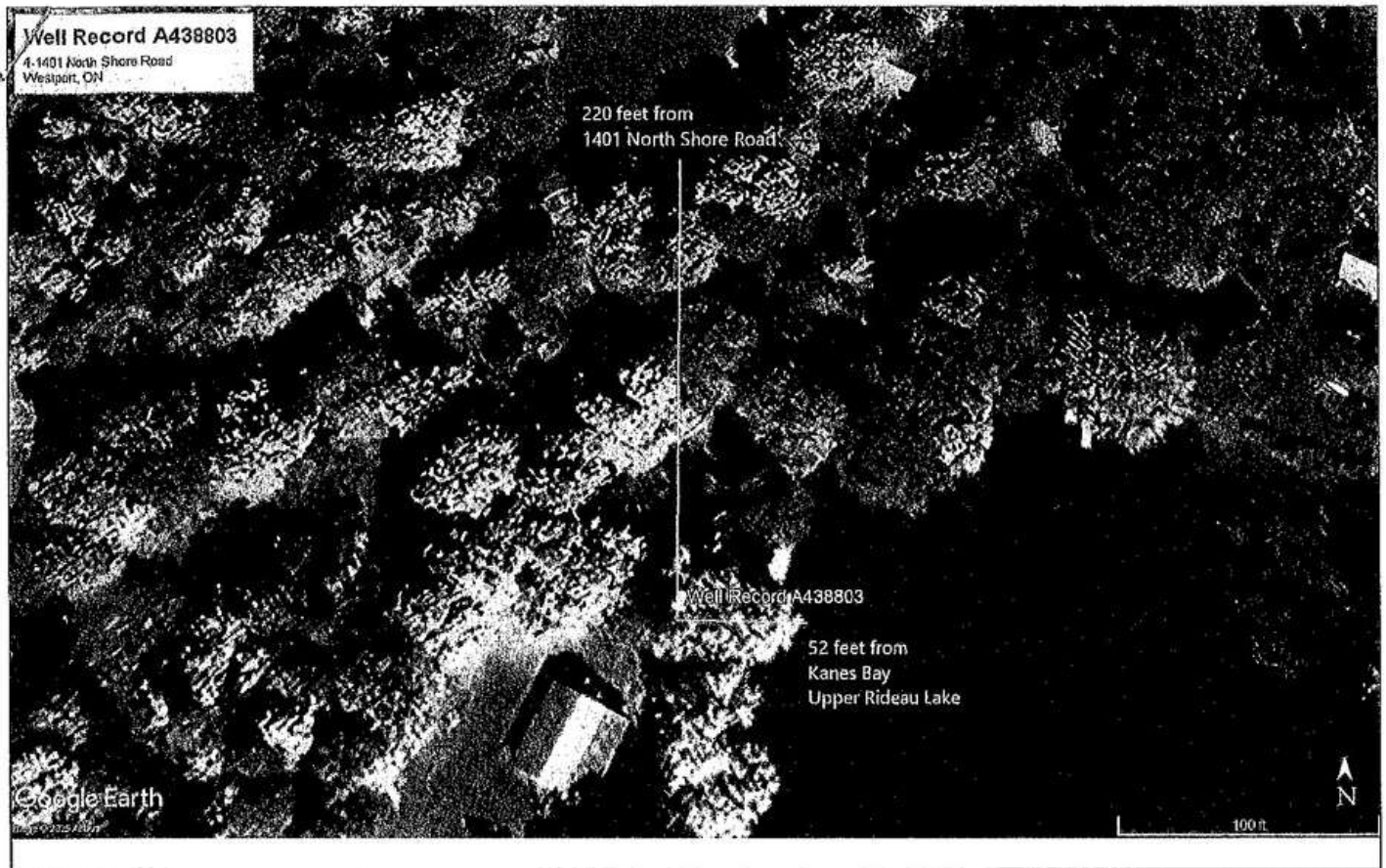
## 7. Status of Well \*

- ☒ Water Supply    ☐ Replacement Well    ☐ Test Hole  
☐ Recharge Well    ☐ Dewatering Well    ☐ Observation and/or Monitoring Hole  
☐ Alteration (Construction)    ☐ Abandoned, Insufficient Supply    ☐ Abandoned, Poor Water Quality  
☐ Abandoned, other (specify) \_\_\_\_\_  
☐ Other (specify) \_\_\_\_\_

## 8. Construction Record - Casing \* (use negative number(s) to indicate depth above ground surface)

| Inside Diameter<br>(in) | Open Hole or Material (Galvanized, Fibreglass, Concrete, Plastic, Steel) | Wall Thickness | Depth From<br>(ft) | Depth To<br>(ft) |
|-------------------------|--------------------------------------------------------------------------|----------------|--------------------|------------------|
| 6.25                    | Steel                                                                    | 0.188          | -2                 | 20               |

# WELL RECORD 5/12



## 14. Information

|                                                                                                                   |                                                   |                                                  |
|-------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|--------------------------------------------------|
| Well owner's information package delivered<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Date Package Delivered (yyyy/mm/dd)<br>2025/09/24 | Date Work Completed (yyyy/mm/dd) *<br>2025/09/23 |
| Comments<br>Free Chlorine: 100 ppm                                                                                |                                                   |                                                  |

## 15. Well Contractor and Well Technician Information

|                                                                      |                      |                                                    |                                            |
|----------------------------------------------------------------------|----------------------|----------------------------------------------------|--------------------------------------------|
| Business Name of Well Contractor *<br>Wilf Hall & Sons Well Drilling |                      | Well Contractor's License Number *<br>2558         |                                            |
| Business Address                                                     |                      |                                                    |                                            |
| Unit Number                                                          | Street Number<br>256 | Street Name *<br>Hall Shore Road                   |                                            |
| City/Town/Village *<br>McDonalds Corners                             |                      | Province<br>ON                                     | Postal Code *<br>K0G 1M0                   |
| Business Telephone Number<br>613-278-0580                            |                      | Business Email Address<br>info@wilfhallandsons.com |                                            |
| Last Name of Well Technician *<br>Hall                               |                      | First Name of Well Technician *<br>Scott           | Well Technician's License Number *<br>2760 |

## 16. Declaration \*

# WELL RECORD 6/12

Class 4 Septic System Application for a Permit to Construct or Demolish  
This form is authorized under subsection 8(1.1) of the Building Code Act.

|                                                                                                                                                                                                                                           |             |                                                                                                                                                                                                                             |                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| For use by Principal Authority                                                                                                                                                                                                            |             |                                                                                                                                                                                                                             |                            |
| Application number:                                                                                                                                                                                                                       |             | Permit number (if different):                                                                                                                                                                                               |                            |
| Date received:                                                                                                                                                                                                                            |             | Roll number:                                                                                                                                                                                                                |                            |
| Address Now<br>5-BLUNDONS LANE                                                                                                                                                                                                            |             |                                                                                                                                                                                                                             |                            |
| Application submitted to:                                                                                                                                                                                                                 |             | <br>Rideau Lakes<br>Township of Rideau Lakes<br>1439 County Rd 8 Delta ON K0E 1G0<br>Tel. 613-928-2251 1-800-928-2250<br>Fax. 613-928-3097 |                            |
| Roll # 083183904907300                                                                                                                                                                                                                    |             |                                                                                                                                                                                                                             |                            |
| Project information                                                                                                                                                                                                                       |             |                                                                                                                                                                                                                             |                            |
| Building number, street name                                                                                                                                                                                                              |             | Unit number                                                                                                                                                                                                                 | Lot/con.                   |
| 4-1401 NORTH Shore Road Westport                                                                                                                                                                                                          |             |                                                                                                                                                                                                                             | NORTH CROSS<br>PITS CON 2  |
| Municipality                                                                                                                                                                                                                              | Postal code | Plan number/other description                                                                                                                                                                                               |                            |
| Rideau Lake                                                                                                                                                                                                                               | K0G1K0      |                                                                                                                                                                                                                             |                            |
| Project value est. \$                                                                                                                                                                                                                     |             | Area of work (m <sup>2</sup> )                                                                                                                                                                                              |                            |
|                                                                                                                                                                                                                                           |             |                                                                                                                                                                                                                             |                            |
| Purpose of application                                                                                                                                                                                                                    |             |                                                                                                                                                                                                                             |                            |
| <input type="checkbox"/> New construction <input type="checkbox"/> Addition to an existing building <input checked="" type="checkbox"/> Alteration/repair <input type="checkbox"/> Demolition <input type="checkbox"/> Conditional Permit |             |                                                                                                                                                                                                                             |                            |
| Proposed use of building                                                                                                                                                                                                                  |             | Current use of building                                                                                                                                                                                                     |                            |
| Cottage                                                                                                                                                                                                                                   |             | Cottage                                                                                                                                                                                                                     |                            |
| Description of proposed work                                                                                                                                                                                                              |             |                                                                                                                                                                                                                             |                            |
| Address → Septic 11                                                                                                                                                                                                                       |             |                                                                                                                                                                                                                             |                            |
| [Redacted Section]                                                                                                                                                                                                                        |             |                                                                                                                                                                                                                             |                            |
| Owner (if different from applicant)                                                                                                                                                                                                       |             |                                                                                                                                                                                                                             |                            |
| Last name                                                                                                                                                                                                                                 |             | First name                                                                                                                                                                                                                  | Corporation or partnership |
|                                                                                                                                                                                                                                           |             |                                                                                                                                                                                                                             |                            |
| Street address                                                                                                                                                                                                                            |             | Unit number                                                                                                                                                                                                                 | Lot/con.                   |
|                                                                                                                                                                                                                                           |             |                                                                                                                                                                                                                             |                            |
| Municipality                                                                                                                                                                                                                              | Postal code | Province                                                                                                                                                                                                                    | E-mail                     |
|                                                                                                                                                                                                                                           |             |                                                                                                                                                                                                                             |                            |
| Telephone number<br>( )                                                                                                                                                                                                                   | Fax<br>( )  | Cell number<br>( )                                                                                                                                                                                                          |                            |
|                                                                                                                                                                                                                                           |             |                                                                                                                                                                                                                             |                            |

[Class 4 Septic System Application Rev. 2020-09-22]

1 of 7

over

# WELL RECORD 7/12

**Municipal Address:**

*Civic #*  
4-1401 North Shore Rd, Westport

**Legal Description:**

*Now - 5 BLUNDSONS LANE*  
PT LT 8 CON 2 NORTH CROSBY AS  
IN LR318868; T/W LR318868;  
RIDEAU LAKES

**PIN:**

44261-0107 (LT)

**Roll Number:**

*Roll #*  
08 31 839 049 07300 0000

**Property Size:**

.28 AC

**Is the property on a lake or bay  
or river:** Yes

**Is the property accessible by a  
public or private road:** Yes

**Is there a house or cottage on  
the property:** Yes

**Is there some other structure  
on the property:** Unknown

**Zoning:**

RW (Waterfront Residential)

**Waterfront:**

Yes

**Residential:**

Yes



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# WELL RECORD 9/12

Check off "Gas" if natural gas was encountered during well construction.

**Note:** Natural gas encounters need to be immediately reported to the ministry at 1-800-268-6060, well purchaser and the owner of the land.

## Results of Well Yield Testing

Check off "Pumping Discontinued" if pumping was discontinued before 1 hour of continuous pumping. Explain the reason why pumping was discontinued or in some cases not performed (e.g., the well went dry, impossible to install pump in small diameter well, static water level from test hole or dewatering well was obtained and is reported instead of completing a yield test etc.).

**Note:** Equipment breakdown is not an acceptable reason for checking off "Pumping Discontinued" on the well record form. If groundwater in the well is flowing out of the well, provide the rate of flow, and check off "Flowing Well" (i.e., static water level above the ground surface).

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## Validate

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# WELL RECORD 10/12

|       |         |        |        | (ft) | (ft) |
|-------|---------|--------|--------|------|------|
|       | Sand    | Gravel | Stones | 0    | 6    |
| Grey  | Granite |        |        | 6    | 180  |
| White | Granite |        |        | 180  | 200  |
| Grey  | Granite |        |        | 200  | 220  |

## 4. Annular Space \*

| Depth From<br>(ft) | Depth To<br>(ft) | Type of Sealant Used (Material and Type) | Volume Placed<br>(cubic feet) |
|--------------------|------------------|------------------------------------------|-------------------------------|
| 0                  | 10               | Bentonite (Quick Grout)                  | 1.86                          |
| 10                 | 20               | Cement                                   | 1.24                          |

## 5. Method of Construction \*

- ☐ Cable Tool    ☒ Rotary (Conventional)    ☐ Rotary (Reverse)    ☐ Boring    ☐ Air percussion    ☐ Diamond  
☐ Jetting    ☐ Driving    ☐ Digging    ☐ Rotary (Air)    ☐ Augering    ☐ Direct Push  
☐ Other (specify) \_\_\_\_\_

## 6. Well Use \*

- ☐ Public    ☐ Industrial    ☐ Cooling & Air Conditioning  
☒ Domestic    ☐ Commercial    ☐ Not Used  
☐ Livestock    ☐ Municipal    ☐ Monitoring  
☐ Irrigation    ☐ Test Hole    ☐ Dewatering  
☐ Other (specify) \_\_\_\_\_

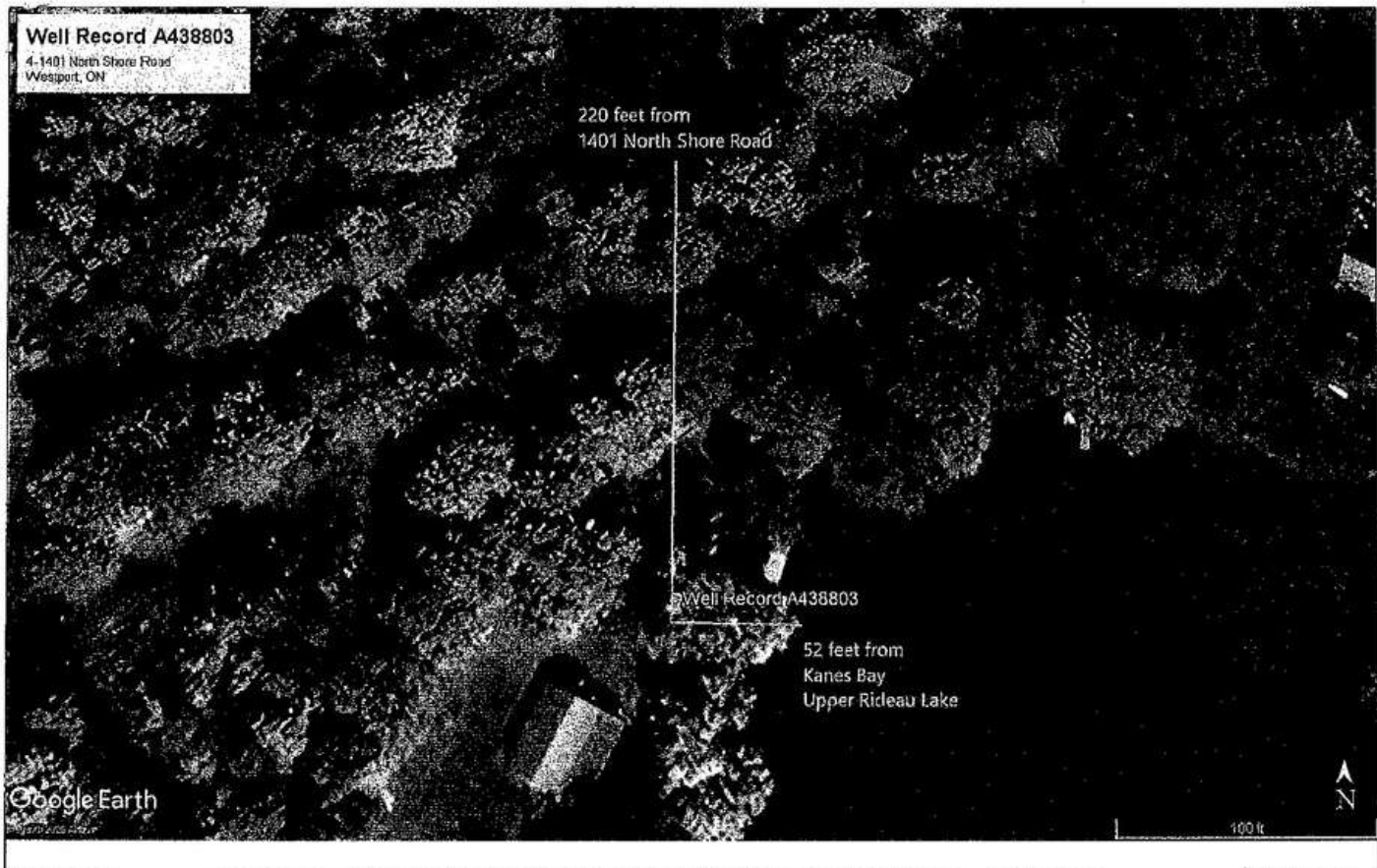
## 7. Status of Well \*

- ☒ Water Supply    ☐ Replacement Well    ☐ Test Hole  
☐ Recharge Well    ☐ Dewatering Well    ☐ Observation and/or Monitoring Hole  
☐ Alteration (Construction)    ☐ Abandoned, Insufficient Supply    ☐ Abandoned, Poor Water Quality  
☐ Abandoned, other (specify) \_\_\_\_\_  
☐ Other (specify) \_\_\_\_\_

## 8. Construction Record - Casing \* (use negative number(s) to indicate depth above ground surface)

| Inside Diameter<br>(in) | Open Hole or Material (Galvanized, Fibreglass, Concrete, Plastic, Steel) | Wall Thickness | Depth From<br>(ft) | Depth To<br>(ft) |
|-------------------------|--------------------------------------------------------------------------|----------------|--------------------|------------------|
| 6.25                    | Steel                                                                    | 0.188          | -2                 | 20               |

# WELL RECORD 11/12



## 14. Information

|                                                                                                                   |                                                   |                                                  |
|-------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|--------------------------------------------------|
| Well owner's information package delivered<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Date Package Delivered (yyyy/mm/dd)<br>2025/09/24 | Date Work Completed (yyyy/mm/dd) *<br>2025/09/23 |
|-------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|--------------------------------------------------|

Comments  
Free Chlorine: 100 ppm

## 15. Well Contractor and Well Technician Information

|                                                                      |                                            |
|----------------------------------------------------------------------|--------------------------------------------|
| Business Name of Well Contractor *<br>Wilf Hall & Sons Well Drilling | Well Contractor's License Number *<br>2558 |
|----------------------------------------------------------------------|--------------------------------------------|

### Business Address

|                                           |                                                    |                                            |
|-------------------------------------------|----------------------------------------------------|--------------------------------------------|
| Unit Number                               | Street Number<br>256                               | Street Name *<br>Hall Shore Road           |
| City/Town/Village *<br>McDonalds Corners  | Province<br>ON                                     | Postal Code *<br>K0G 1M0                   |
| Business Telephone Number<br>613-278-0580 | Business Email Address<br>info@wilfhallandsons.com |                                            |
| Last Name of Well Technician *<br>Hall    | First Name of Well Technician *<br>Scott           | Well Technician's License Number *<br>2760 |

## 16. Declaration \*

# WELL RECORD 12/12

☒ I hereby confirm that I am the person who constructed the well and I hereby confirm that the information on the form is correct and accurate.

Last Name  
Hall

First Name  
Scott

Email Address  
info@wilfhallandsons.com

Signature

Scott Hall

Digitally signed by Scott Hall  
Date: 2025.09.25 00:18:50 -04'00'

Date Submitted (yyyy/mm/dd)

2025/09/25

## 17. Ministry Use Only

Audit Number

2PAK EJ8N

# SEPTIC DOCUMENTS



## Inspection Report

Township of Rideau Lakes  
1439 County Rd 8  
Delta, ON K0E 1G0

### Details

#### Inspection Type

FINAL - RESIDENTIAL

#### Inspection #

INSP-14505

#### Project Address

5 BLUNDONS LANE

#### Permit #

PRM-2025-0105

#### Status

Passed

### Schedule

#### Inspector

gwhaley (Greg Whaley)

#### Inspection Date

2025-12-10

#### Start Time

13:00

#### End Time

14:00

#### Completed By

gwhaley (Greg Whaley)

#### Comments

Project complete. Permit closed.

### Notes

#### Date

#### Note

#### Added By

No Notes

## Rideau Lakes Sewage Certificate of Completion

### APPROVAL TO CONSTRUCT

A Class 4 Sewage System with a maximum daily design flow 1100 L/D is hereby approved for this property in the manner proposed in this Approval, its Design Information and supporting attachments, or any addendums arising out of site inspections. This system shall not be operated without a signed Certificate of Completion.

Property address:  
5 BLUNDONS LANE

permit no:

PRM-2025-0165

### CERTIFICATE OF COMPLETION

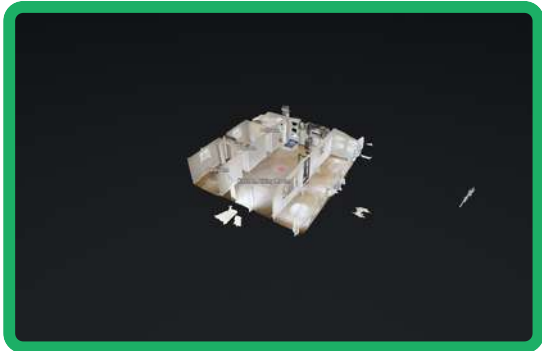
This will certify that this Sewage System has been completed and may be operated within the terms of its approval under the Ontario Building Code.

Dated this day of 2025, 12, 10, CBO

*Brett Macdonald*  
e-sign field

# INTERACTIVE LINKS

## Virtual Tour



Scan the QR Code or Visit:  
<https://my.matterport.com/show/?m=ZgGnWaBS8uZ>

## Video Tour



Scan the QR Code or Visit:  
<https://youtu.be/KubDb2wOCqM>

## Google Map



Scan the QR Code or Visit:  
<https://maps.app.goo.gl/WPW44Y4PQ6kuDPKJ7>

## Panorama View



Scan the QR Code or Visit:  
<https://360panos.org/panos/5BlundonsLane/>

# MLS LISTING



**5 Blundons Lane**  
**Rideau Lakes Ontario K0G 1X0**  
 Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville  
**SPIS:** No **Taxes:** \$3,094.92/2025  
**Detached** **Front On:** N **Rms:** 7  
**Link:** N **Acre:** < .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  
**Fam Rm:** N  
**Basement:** None  
**Fireplace/Stv:** N  
**Heat:** Baseboard, Heat Pump / Electric  
**A/C:** Other  
**Central Vac:** No  
**Apx Age:**  
**Apx Sqft:** 700-1100  
**Lot Size Source:** GeoWarehouse  
**Roof:** Asphalt Shingle  
**Foundation:** Concrete Block, Piers  
**Assessment:**  
**POTL:**  
**POTL Mo Fee:**  
**Elevator/Lift:**  
**Laundry Lev:**  
**Phys Hdcap-Eqp:**

**Exterior:** Vinyl Siding  
**Gar/Gar Spcs:** None / 0  
**Drive:** Private Double  
**Drive Park Spcs:** 4  
**Tot Prk Spcs:** 4  
**UFFI:**  
**Pool:** None  
**Energy Cert:**  
**Cert Level:**  
**GreenPIS:**  
**Prop Feat:** Golf, Lake Access, Level, Waterfront, Waterfront, Wooded/Treed  
**Exterior Feat:** Fishing, Landscaped, Porch  
 Enclosed, Year Round Living  
**Interior Feat:** Carpet Free, Primary Bedroom - Main Floor, Water Heater  
 Owned  
**Security Feat:** Smoke Detector

**Zoning:** RW  
**Cable TV:** No  
**Hydro:** Yes  
**Gas:** No  
**Phone:** A  
**Water:** Well  
**Water Supply Type:** Drilled Well, Water System  
**Sewer:** Septic  
**Spec Desig:** Unknown  
**Farm/Agr:** Direct  
**Waterfront:**  
**Retirement:** None  
**Accessibility Feat:** None  
**Under Contract:**  
**HST Applicable to:** Not Subject to HST  
**Sale Price:**  
**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       | x13.45     | Laminate W/O To Deck  |
| 2 | Living    | Main  | 17.72       | x14.44     | Laminate W/O To Porch |
| 3 | Bathroom  | Main  | 8.53        | x5.25      | 4 Pc Bath             |
| 4 | Utility   | Main  | 8.53        | x2.3       | Hardwood Floor        |
| 5 | Prim Bdrm | Main  | 11.48       | x8.53      | Laminate              |
| 6 | 2nd Br    | Main  | 8.53        | x8.53      | Laminate              |
| 7 | Sunroom   | Main  | 31.5        | x7.55      | 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



## Questions? Contact us:

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



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7 Spring Street, P.O. Box 148,  
Westport, ON K0G 1X0

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(613) 273-9595

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640 Cataraqui Woods Drive  
Kingston, ON K7P 2Y5

*Your Total Real Estate Package!*