

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



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Table of Contents

**5 Blundons Lane
Rideau Lakes, ON**

Features	3
Gallery	5
Floor Plan	7
Aerial Images	8
Septic Documents	9
Interactive Links	10
MLS Listing	11
Contact Information	12



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



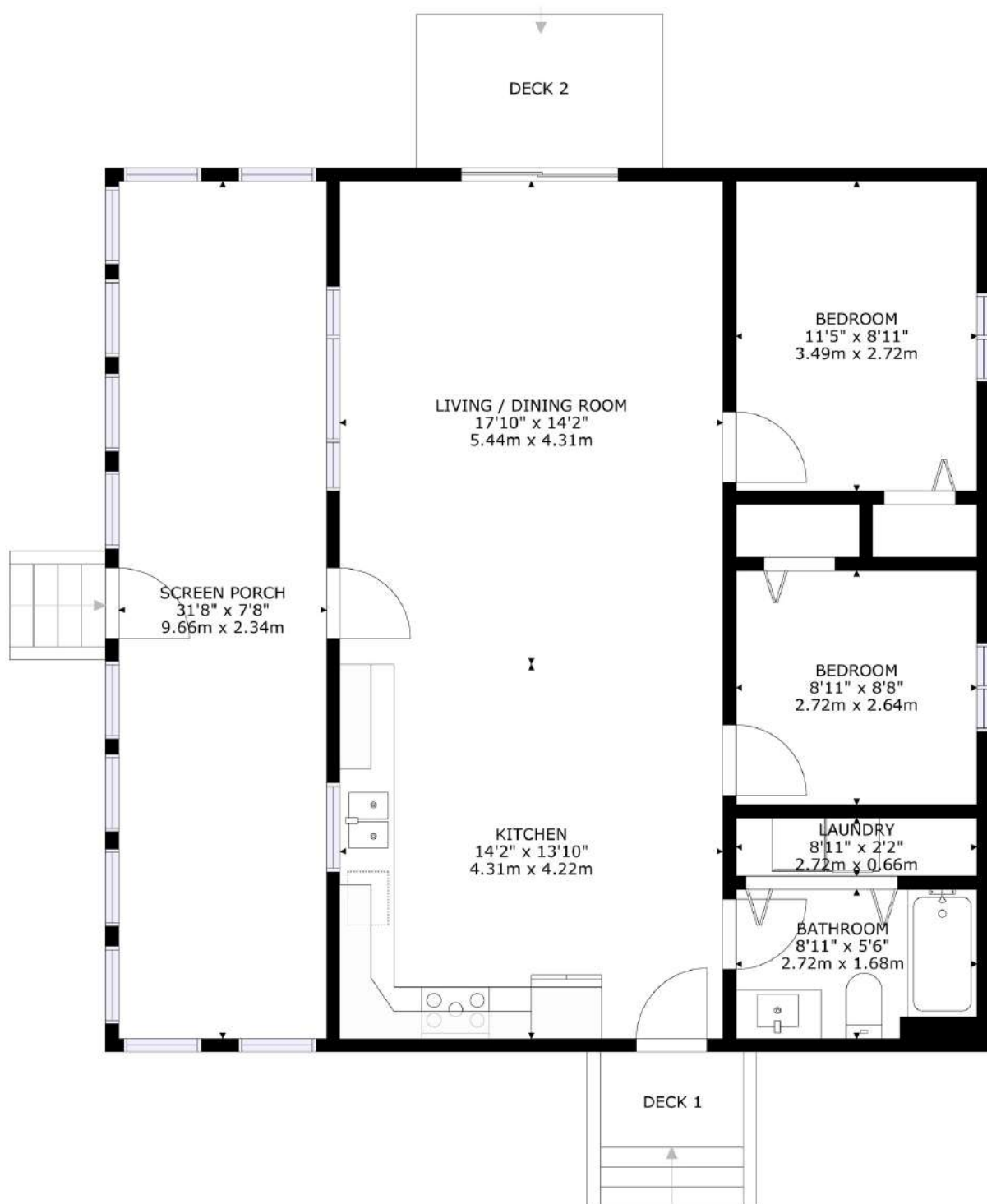
GALLERY



GALLERY



FLOOR PLAN



GROSS INTERNAL AREA
EXCLUDED AREA
SCREEN PORCH: 243 sq.ft, 22.62 m²; DECK 1: 19 sq.ft, 1.73 m²; DECK 2: 52 sq.ft, 4.81 m²
TOTAL: 747 sq.ft, 69.38 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

AERIAL IMAGES



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 None Feat: Under Contract: HST Applicable to Not Subject to HST Sale Price: Oth Struct: None Survey Type: None
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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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Your Total Real Estate Package!