



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 **DOM:** 55
List: \$674,000 For: Sale
 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: Waterfront: Direct Retirement: Accessibility: None Feat: Under Contract: None 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	x 13.45	Laminate W/O To Deck
2	Living	Main	17.72	x 14.44	Laminate W/O To Porch
3	Bathroom	Main	8.53	x 5.25	4 Pc Bath
4	Utility	Main	8.53	x 2.3	Hardwood Floor
5	Prim Bdrm	Main	11.48	x 8.53	Laminate
6	2nd Br	Main	8.53	x 8.53	Laminate
7	Sunroom	Main	31.5	x 7.55	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