



1187 Loudon Lane, Frontenac, ON

X13762404

\$ \$595,000

2 Bedrooms

1 Bathroom

9.73 Acres

Off-Grid Waterfront Cottage on Carnahan Lake with 575 ft of Shoreline & 9.73 Acres!

Peaceful and private waterfront retreat on the beautiful western shore of Carnahan Lake. This exceptional property features approximately 575' of shoreline and almost 10 acres of land, offering incredible privacy and space to enjoy nature. Carnahan Lake is approximately 82 acres in size and is surrounded by mature forests and rugged Canadian Shield terrain and a beautiful place to fish for smallmouth bass. Enjoy deep, clean waterfront, swimming, boating, fishing, or simply relaxing by the lake. A gradual pathway leads down to the water, making access easy and inviting. The charming 1-storey cottage sits on concrete block piers, with wood siding and a metal roof.

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



www.gurreathomes.com

info@gurreathomes.com

(613) 273-9595



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Frontenac, ON**

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Off-Grid Waterfront Cottage on Carnahan Lake with 575 ft of Shoreline & 9.73 Acres

- **Peaceful & Private Waterfront Retreat on Carnahan Lake:** Peaceful and private waterfront retreat on the beautiful western shore of Carnahan Lake. This exceptional property features approximately 575' of shoreline and almost 10 acres of land, offering incredible privacy and space to enjoy nature. Carnahan Lake is approximately 82 acres in size and is surrounded by mature forests and rugged Canadian Shield terrain and a beautiful place to fish for smallmouth bass.
- **Deep, Clean Waterfront with Easy Access:** Enjoy deep, clean waterfront, swimming, boating, fishing, or simply relaxing by the lake. A gradual pathway leads down to the water, making access easy and inviting. The charming 1-storey cottage sits on concrete block piers, with wood siding and a metal roof.
- **Completely Off-Grid with Modern Conveniences:** Completely off-grid, the property features a solar system, generator, drilled well and septic system, yet it has high speed internet and good cell service. Inside, the cottage offers cathedral ceilings, a completely renovated kitchen with a new solar fridge, two bedrooms, and a 4-piece bathroom. The spacious living room features a wood-burning fireplace, while a propane wall furnace provides additional heat. The primary bedroom is conveniently located on the main floor and the impressive loft bedroom easily accommodates a queen bed and a twin bed with trundle.
- **Outdoor Living & Turn-Key Inclusions:** Outside, enjoy a large deck, a separate Bunkie with a solar panel, a woodshed, garden shed, outhouse and plenty of space in the yard for family fun, outdoor activities, and gatherings. This cottage is being sold turnkey with most furnishings included as well as a canoe, 2 kayaks and boat with a 6HP motor plus a trolling motor. If you are looking for privacy, beautiful waterfrontage, and the freedom of off-grid living, this property is a must-see!

Directions

- Take a left off of Long Lake Road (at the Mountain Grove Hall), onto McCrimmon Road. Follow McCrimmon Road until you come to Loudon Lane (the first road on the right). Follow to signs.
- From Highway 7, turn onto Mountain Grove Road. Follow Mountain Grove Road until it turns into McCrimmon Road (at the Olden Community Hall). Follow McCrimmon Road until you come to Loudon Lane (the first road on the right).

EXTRA INFORMATION

Turn-Key Inclusions

- All furniture (except items noted under Exclusions) and kitchen items.
- Some comforters and pillows.
- TV
- Barbecue and 2 barbecue propane tanks.
- All outdoor furniture.
- Generator: 7,500 watts.
- 1 kayak, 1 canoe, boat with 6HP motor, 1 electric trolling motor, and life jackets.
- All electric light fixtures, ceiling fan, and window blinds.
- Most pictures, if desired.
- Bunkie solar panel that generates electricity.

Exclusions

- Trundle pine bed in the loft.
- Artisanal chest of drawers in the loft.
- Coffee table with drawers full of games.

Recent Upgrades & Off-Grid Systems

- Kitchen fully replaced in 2024.
- Solar system doubled in late 2023; solar fridge installed at the same time.
- 8 original 150W solar panels on the roof.
- 3 x 450W solar panels added in late 2023.
- 8 batteries replaced in 2023 with maintenance-free batteries.
- Starlink internet on the roof; internet and cell service both work well.
- Wood-burning fireplace works well. A 2020 fireplace assessment was fine, though the report cannot currently be located.



EXTRA INFORMATION

Utilities, Water & Internet

- Only propane is used for the stove, hot water tank, and room furnace.
- Propane cost less than \$100 this year; the propane tank is rented with an annual rental fee.
- Internet costs \$160/month.
- Well has good flow and excellent water pressure.
- Filter fitted as recommended.
- Water samplings have always been clear of bacteria; tested yearly, with another test planned before listing.

Layout & Sleeping

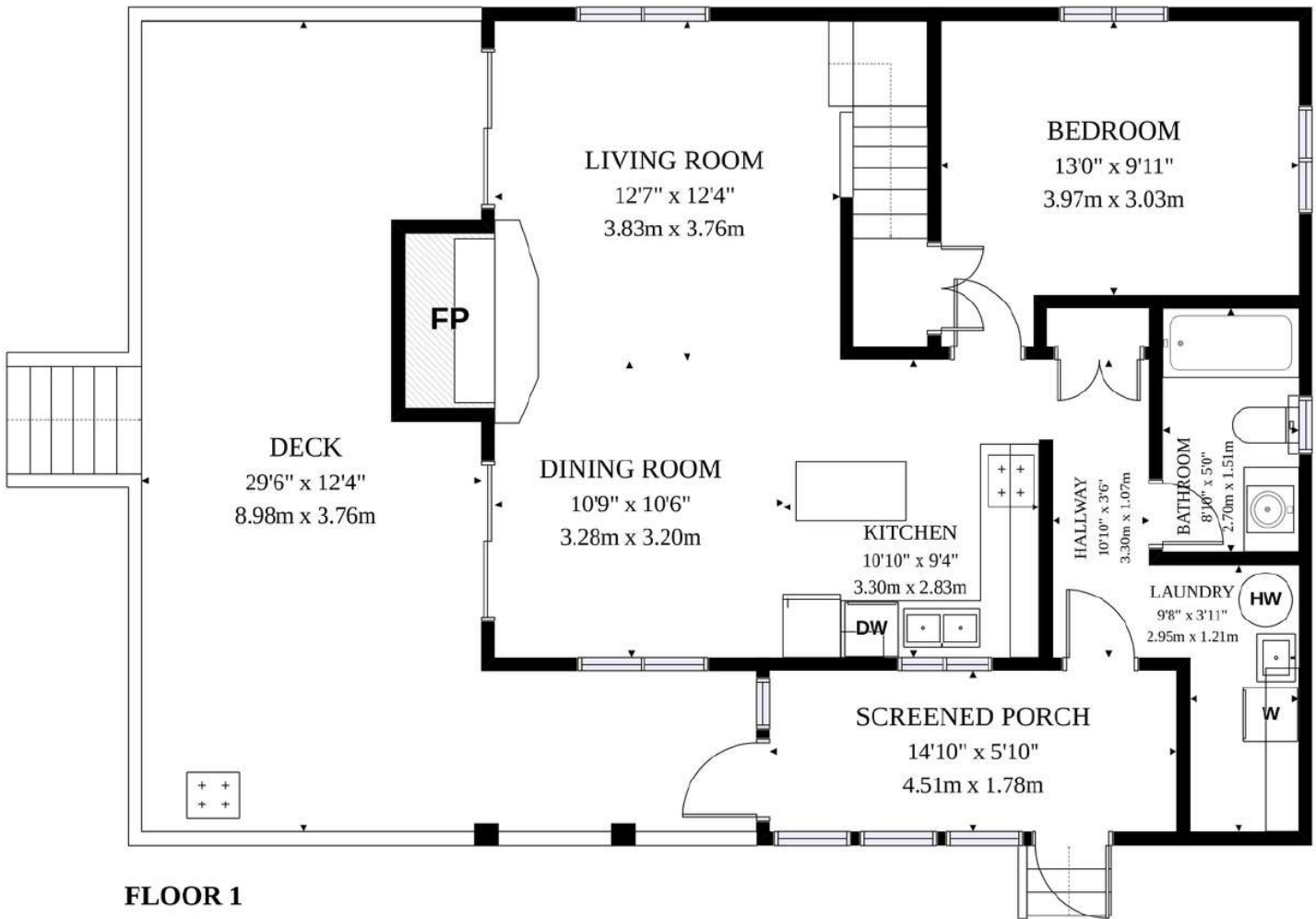
- Main floor bedroom: king bed.
- Loft: queen bed and space for multiple beds. (Trundle pine bed excluded.)
- Bunkie: double-sized lower bunk and single upper bunk.
- Full 4-piece bathroom in the cottage, in good shape.
- Outhouse, woodshed, and regular shed.
- Lots of life jackets.

Property & Access

- Very private and not overlooked.
- Road into the cottage and driveway had more gravel added and graded this year; additional gravel was added after the last agent visit.



FLOOR PLANS 1/2



Main Floor

GROSS INTERNAL AREA

FLOOR 1: 724 sq.ft, 67.24 m²; FLOOR 2: 320 sq.ft, 29.74 m²

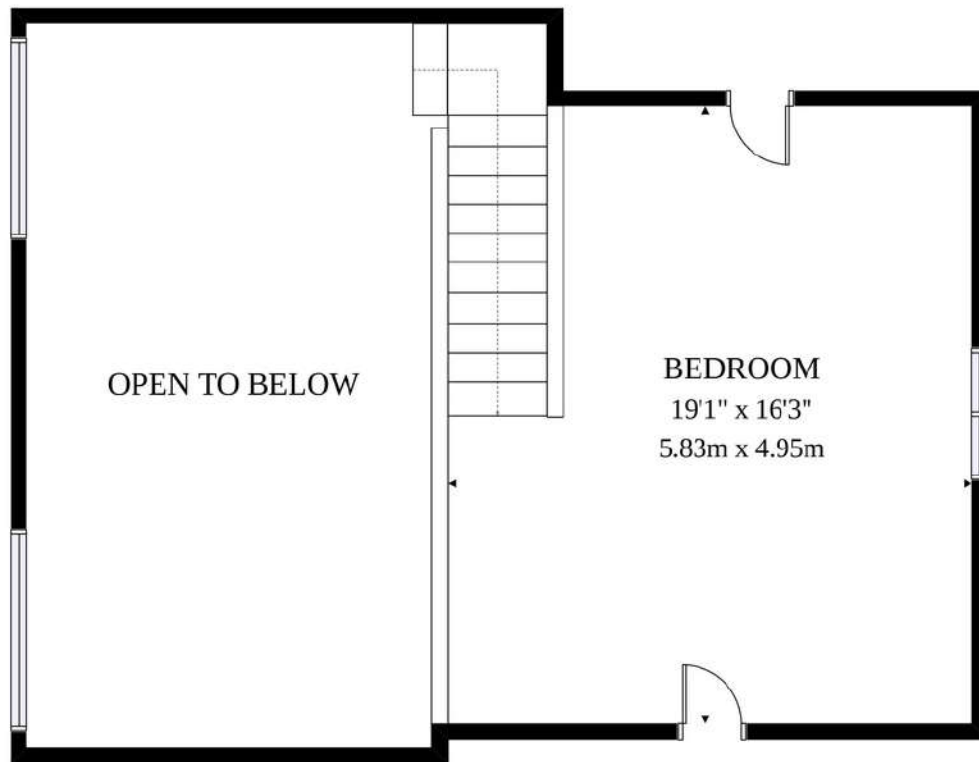
TOTAL: 1044 sq.ft, 96.98 m²

EXCLUDED AREA

SCREENED PORCH: 86 sq.ft, 8.03 m²; DECK: 398 sq.ft, 36.99 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR PLANS 2/2



FLOOR 2

Loft

GROSS INTERNAL AREA

FLOOR 1: 724 sq.ft, 67.24 m²; FLOOR 2: 320 sq.ft, 29.74 m²

TOTAL: 1044 sq.ft, 96.98 m²

EXCLUDED AREA

SCREENED PORCH: 86 sq.ft, 8.03 m²; DECK: 398 sq.ft, 36.99 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

WELL REPORT



800 Larchwood Crescent, Kingston, ON
613 561 7867 ppwtsales@gmail.com

August 20th 2020

Regarding: Well test and inspection at 1187 Loudon Lane

A well inspection was completed on August 19th 2020. This is a drilled well construction with a total measured depth of 88 feet and a static water level measurement of 42 feet. A well yield test was completed at a rate of 10 gpm. After measuring the recovery rate over a period of time, this well was determined to be making approximately 2 gpm.

Quality

Raw

Iron-0

Sulphur-0

Hardness-5

TDS-156

PH-7.5

Remarks and recommendations:

1. The pressure tank system is a Grundfos constant pressure system and in operating condition at the time of inspection.
2. I always recommend that an Ultra Violet light disinfection system is installed on well water supplies to provide consistent bacteria free water. I do recommend for this water system the prefiltration for the UV system is sized larger due to a bit of dirty water evident.
3. I recommend that the well cap is replaced with a vermin proof style.

If you have any questions in regard to these results and remarks, please do not hesitate to contact me directly.

Thank You

John Jeffery, Owner/Operator

Well Contractor #7275

Professional Pumps and Water Treatment does not assume any liability for changes in quality or quantity

SEPTIC INSPECTION 1/4

ONSITE SYSTEM INSPECTION FORM																																	
Inspection Overview: - Preliminary system information - Inspection of treatment tanks - Absorption system inspection - Disposal/conveyance system assessment - Identification of any alternative technology approved components - Requires additional inspection		INTERNAL USE ONLY:																															
CLIENT INFO	Client Name: [REDACTED] Different from owner? ☐ Yes ☐ No Client Address: <u>1187 Loudon Lane</u> _____ _____ Contact Method: Home tel. _____ Work tel. _____ E-mail _____	SYSTEM LOCATION	Inspector Name: <u>Taylor Kelly</u> Date: <u>Aug 11/26</u> Address: <u>1187 Loudon Lane</u> _____ _____																														
Preliminary Information: Weather: _____ Last Precipitation: _____ _____ Age of System: _____ _____ Type of Dwelling? ☒ Residential Number of Bedrooms: _____ ☐ Non Residential Describe: _____ How many systems are being inspected? _____ List any commercial activities or high impact hobbies: _____ _____ Describe prior problems and/or repair history including soil fracturing or use of chemical additives. Include dates and explain why the remedial measures have been applied to the system (if available): _____ _____ _____		<table border="0" style="width: 100%;"> <tr> <td style="width: 80%;"></td> <td style="text-align: center; border-bottom: 1px solid black;">Yes No</td> </tr> <tr> <td>Is there a site plan or septic map available?</td> <td style="text-align: center;">☐ ☒</td> </tr> <tr> <td>Is the dwelling currently being occupied?</td> <td style="text-align: center;">☒ ☐</td> </tr> <tr> <td> If so, how many occupants? _____</td> <td></td> </tr> <tr> <td> If no, date last occupied? _____</td> <td></td> </tr> <tr> <td>If there is a washing machine, is it connected to a separate greywater disposal system?</td> <td style="text-align: center;">☐ ☒</td> </tr> <tr> <td>Is the dwelling free of additional greywater systems?</td> <td style="text-align: center;">☒ ☐</td> </tr> <tr> <td>Is the dwelling free of garbage disposal systems?</td> <td style="text-align: center;">☒ ☐</td> </tr> <tr> <td>Is the dwelling free of sump pump discharges to the system?</td> <td style="text-align: center;">☒ ☐</td> </tr> <tr> <td>Is the dwelling free of any historical sewage back ups into the structure?</td> <td style="text-align: center;">☒ ☐</td> </tr> <tr> <td>Does all sewage enter the septic system and no type of sewage bypass exists?</td> <td style="text-align: center;">☒ ☐</td> </tr> <tr> <td colspan="2">Septic Tank Pumping:</td> </tr> <tr> <td> Is the septic tank pumped regularly?</td> <td style="text-align: center;">☒ ☐</td> </tr> <tr> <td> Frequency: _____</td> <td></td> </tr> <tr> <td> Date of Last Pumping: <u>Aug 11/26</u></td> <td></td> </tr> </table>			Yes No	Is there a site plan or septic map available?	☐ ☒	Is the dwelling currently being occupied?	☒ ☐	If so, how many occupants? _____		If no, date last occupied? _____		If there is a washing machine, is it connected to a separate greywater disposal system?	☐ ☒	Is the dwelling free of additional greywater systems?	☒ ☐	Is the dwelling free of garbage disposal systems?	☒ ☐	Is the dwelling free of sump pump discharges to the system?	☒ ☐	Is the dwelling free of any historical sewage back ups into the structure?	☒ ☐	Does all sewage enter the septic system and no type of sewage bypass exists?	☒ ☐	Septic Tank Pumping:		Is the septic tank pumped regularly?	☒ ☐	Frequency: _____		Date of Last Pumping: <u>Aug 11/26</u>	
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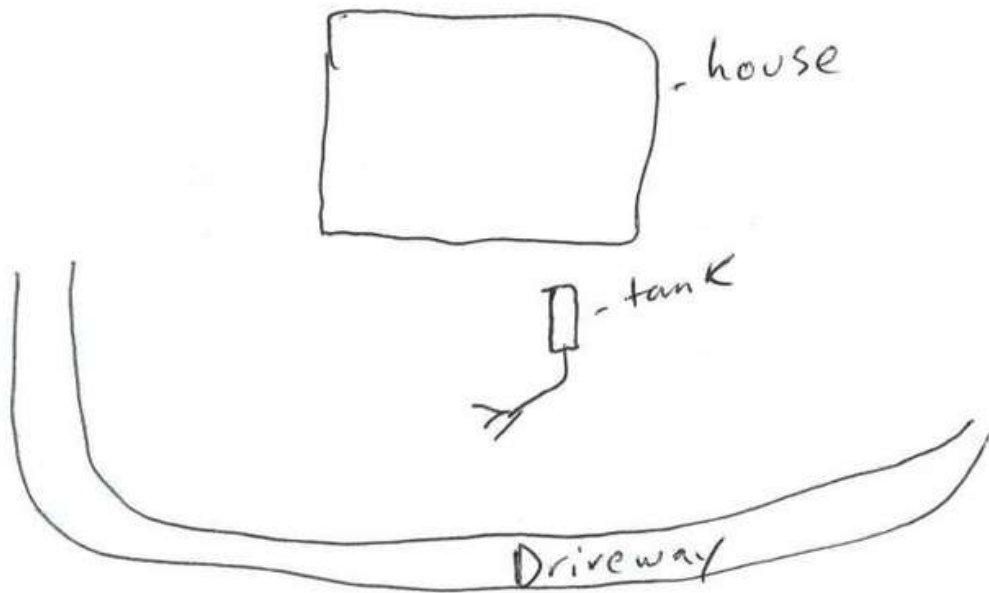
SEPTIC INSPECTION 2/4

Treatment Tank:				Yes No
☒ Septic Tank ☐ Other ☐ Greywater ☐ Multi-Compartment: # _____				☒ ☐
Name the material of the system?				☒ ☐
☐ Concrete ☐ Block ☐ Steel ☒ Other <u>Plastic</u>				☒ ☐
Approximate treatment tank volume: <u>1000</u> gal.				☒ ☐
Evaluate the conditions of tank below:				☒ ☐
	Satisfactory	Unsatisfactory	N/A	☒ ☐
Top and Lids	☒	☐	☐	☒ ☐
Inlet Baffle	☒	☐	☐	☒ ☐
Outlet Baffle	☒	☐	☐	☒ ☐
Cracks or Leaks	☒	☐	☐	☐ ☒
Sewage Flow from Structure	☒	☐	☐	☐ ☒
Main tank lid opened for inspection?				☒ ☐
Liquid level below the tank's inlet invert?				☒ ☐
Liquid level below the tank's outlet invert?				☒ ☐
Treatment tank pumped for this inspection?				☒ ☐
Are all portions of the tank(s) clear of structures like a deck or a driveway?				☒ ☐
Is the area clear of evidence that sewage has surfaced above the treatment tank?				☒ ☐
Does water flow unimpeded from the treatment tank?				☒ ☐
Is an effluent filter a part of the system?				☒ ☐
If yes, does it appear properly maintained?				☒ ☐
Are there any other types of accessory units present?				☐ ☒
Depth to top of tank: _____ inches				
Depth to top of tank access: _____ inches				
Comments: _____				

Absorption Area:			
Name the type of the absorption system?			
☒ Disposal Bed ☐ Disposal Trench ☐ Seepage Pit ☐ Mounded ☐ Other			
Was the absorption system located?	☒ Yes ☐ No	If no, explain below.	
Are inspection ports present?	☐ Yes ☒ No		
If yes, how many? _____			
Were the inspection ports checked?	☐ Yes* ☐ No	☒ N/A	*All levels observed must be included in report
Was a separate probe dug in the absorption area to confirm the observations in the inspection ports?			
		☐ Yes ☐ No	☒ N/A
Is the area of the absorption system free of sewage odors?		☒ Yes ☐ No	
Does sewage flow from the treatment tank to the absorption system without flowing back?		☒ Yes ☐ No	
Is the area above or near any of the system components free from visible signs of effluent or sewage?		☒ Yes ☐ No	
Are the areas at or near the inlet invert of any absorption area component free of visible signs of sewage or effluent?		☒ Yes ☐ No	
Are areas above or near system components free of lush vegetation?		☒ Yes ☐ No	
If exposed, is the distribution box in satisfactory condition?		☐ Yes ☐ No	☒ N/A
If not exposed, explain why not: _____			
Is the area directly over any part of the absorption system free of any evidence of, large objects (cars, pools, etc.)?		☒ Yes ☐ No	☐ N/A
Comments: <u>A flow test was conducted and it was successful</u>			

SEPTIC INSPECTION 3/4

Sketch the approximate system location in this space provided:



Dosing or Pump Tank:

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
Does the system contain a pump tank?	0	0	0
Is the pump operating?	0	0	0
Do the alarm(s) on the pump work?	0	0	0
Is the pump elevated above the tank floor?	0	0	0
Is the lid in satisfactory condition?	0	0	0
Is the tank in satisfactory condition?	0	0	0
Is the tank free of accumulated solids?	0	0	0

Summary:

	<u>Satisfactory</u>	<u>Satisfactory with Concerns</u>	<u>Unsatisfactory</u>	<u>Requires Additional Investigation</u>	<u>N/A</u>
Condition of the treatment tank(s)	0	0	0	0	0
Condition of the conveyance and pump system(s)	0	0	0	0	0
Condition of the absorption area(s)	0	0	0	0	0
Condition of any accessory components	0	0	0	0	0

Comments: _____

SEPTIC INSPECTION 4/4

Health Department Reporting:

Note if any of the following conditions were observed during the inspection:

- ☐ 1. Ponding or breakout of sewage or effluent onto the surface of the ground
- ☐ 2. Seepage of sewage or effluent into portions of buildings below ground
- ☐ 3. Backup of sewage into the building served which is not caused by a physical blockage of the internal plumbing
- ☐ 4. Any manner of leakage observed from or into septic tanks, connecting pipes, distribution boxes and other components that are not designed to emit sewage or effluent

Pursuant to N.J.A.C. 7:9A-3.4 notification of any observation that is consistent with a condition noted above must be reported to the local administrative authority within 24 hours of the observation. Regardless of observations made, a copy of this report must be provided to the local administrative authority within 10 days of the issuance of this report.

If encountered, describe all observed noncompliant conditions encountered during this inspection:

Customer Authorization:

I authorize "Perth & District Septic" to enter the above listed property for the purpose of performing a sub-surface sewage disposal system inspection. I authorize to expose parts of the system if required, to determine location and condition. I understand that "Perth & District Septic" relies on information supplied by the owner(s) of the listed property or their agent and the local administrative authority in the evaluation of the sub-surface disposal system. I authorize "Perth & District Septic" to provide this form to all parties as required.

Customer signature: _____

Printed name: _____

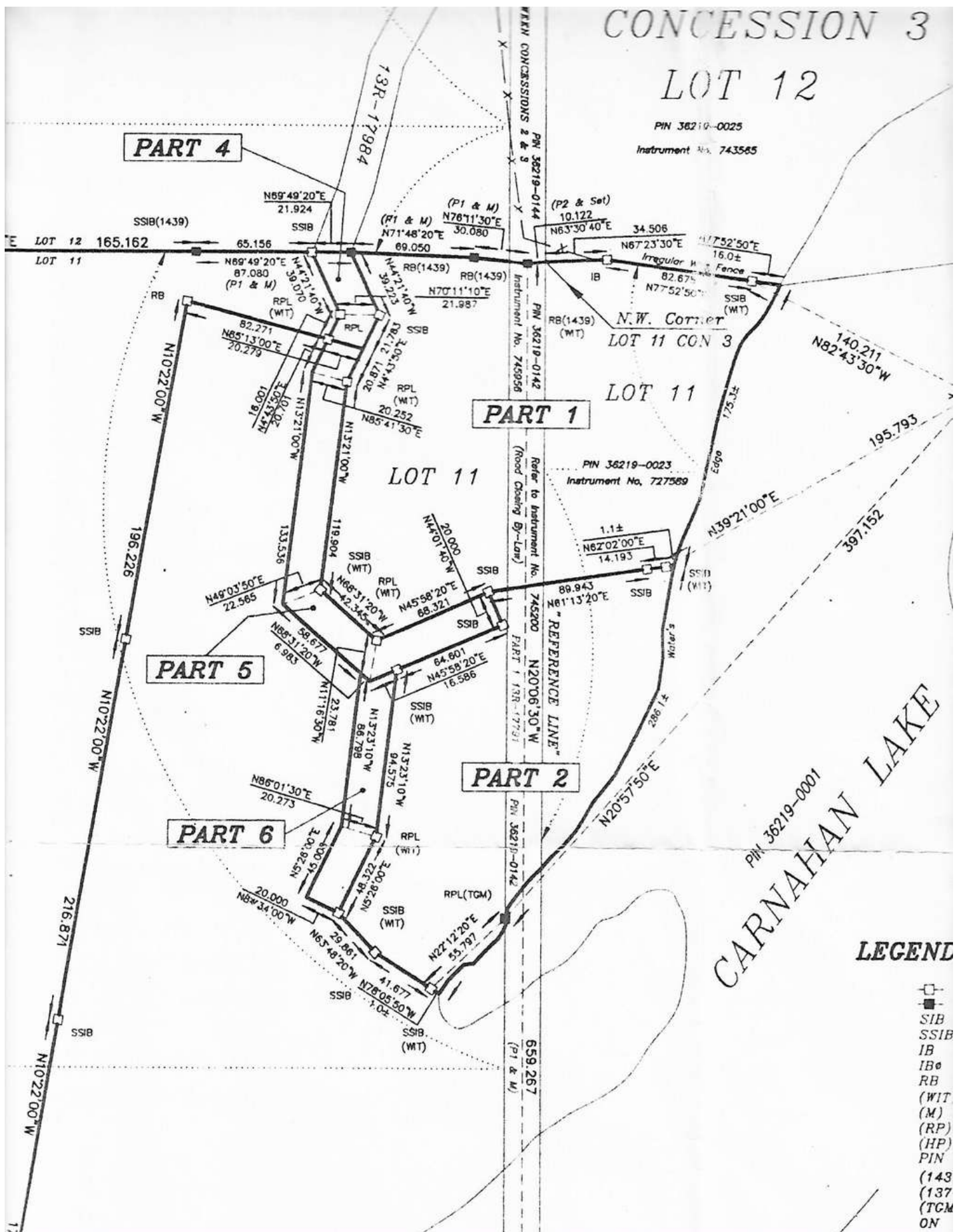
Inspector's signature: *JK*

Printed name: *Taylor Kelly*

Disclaimer:

Based on today's observations and the information provided by the owner(s) or their agent, "Perth & District Septic" submits this sub-surface sewage disposal system inspection form. The inspection is based on the current condition of the onsite sewage disposal system. "Perth & District Septic" makes no representation that the system was designed, installed or meets municipal regulations. "Perth & District Septic" has not been retained to warrant, guarantee, or certify the proper functioning of the system for any period of time. Because of numerous factors (usage, soil type, installation, maintenance, etc.) which affect the proper operation of a sub-surface disposal system, as well as the inability of "Perth & District Septic" to supervise or monitor the use and maintenance of the system, this form shall not be construed as warranty by "Perth & District Septic" that the system will function properly for any prospective buyer. "Perth & District Septic" disclaims any warranty, either expressed or implied, arising from the inspection of the septic system.

SURVEY



INTERACTIVE LINKS

Virtual Tour



Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=b2jk2hbwtM9>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/jebaDIZ6MDw>

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/CtEYKEj5L66S7uux5>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/1187LoudenLane/>

MLS LISTING



1187 Louden Lane
Frontenac Ontario K0H 2E0
 Frontenac 45 - Frontenac Centre Frontenac
SPIs: No **Taxes:** \$4,602.41/2026 **DOM: 0**
 Detached **Front On:** E **Rms:** 8
Link: N **Acre:** 5-9.99 **Bedrooms:** 2
 1 1/2 Storey **Washrooms:** 1
 1x4xMain
Lot: 575.13 x 795.38 Feet **Irreg:**
Dir/Cross St: Louden Lane / Long Lake Road
Directions:
 Long Lake Road just south of Mountain Grove, south on Louden Lane, through gate to #1187

MLS#: X13762404 **PIN#:** 362190154

Possession Remarks: TBD

Legal: PT LT 11 CON 3 OLDEN; PT RDAL BTN CON 2 AND CON 3 OLDEN CLOSED BY FR745200, PT 1 13R18003; T/W FR751750; CENTRAL FRONTENAC

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Other / Propane A/C: None Central Vac: No Apx Age: Year Built: 2010 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Size Source: GeoWarehouse Roof: Metal Foundation: Concrete Block, Piers Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp: Main Water Body Name: Carnahan Lake	Exterior: Wood Garage: No Gar/Gar Spcs: None / 0 Drive: Private Double Drive Park Spcs: 6 Tot Prk Spcs: 6 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fireplace/Stove, Lake Access, Waterfront, Waterfront, Wooded/Treed Exterior Feat: Deck, Fishing, Privacy, Seasonal Living Interior Feat: Carpet Free, Generator - Partial, Primary Bedroom - Main Floor, Solar Owned, Water Heater Owned Security Feat: Smoke Detector	Zoning: RW Cable TV: No Hydro: No Gas: No Phone: A Water: Well Water Supply Type: Drilled Well Sewer: Septic Spec Desig: Unknown Farm/Agr: Direct Waterfront: Retirement: Propane Tank Under Contract: HST Applicable to: Not Subject to HST Sale Price: Oth Struct: Aux Residences: Garden Shed, Shed Survey Type: Unknown
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Water Body Type: Lake Water Frontage (M): 575.13 Topography: Hilly, Wooded/Treed Water Features: Dock Access to Property: Private Road Docking Type: Private Water View: Direct WaterfrontYN: Yes Waterfront: Direct	Shoreline: Clean, Deep Shoreline Allowance: None Shoreline Exp: E Alternative Power: Generator-Wired, Solar Power Easements/Restrict: Unknown Rural Services: Cable Available, Internet High Speed Waterfront Accessory Bldgs: Not Applicable
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	10.5	x3.28	Vinyl Floor
2	Utility	Main	9.19	x3.61	Vinyl Floor
3	Bathroom	Main	8.86	x4.92	4 Pc Bath
4	Kitchen	Main	10.5	10.17 x 9.19	Laminate
5	Dining	Main	15.75	x7.55	Laminate
6	Living	Main	12.8	x12.47	Laminate
7	Prim Bdrrm	Main	18.04	x9.84	Laminate
8	2nd Br	Upper	14.11	x12.47	Laminate
9	Sunroom	Main		x4.92	Wood Floor

Client Remks: Peaceful and private waterfront retreat on the beautiful western shore of Carnahan Lake. This exceptional property features approximately 575' of shoreline and almost 10 acres of land, offering incredible privacy and space to enjoy nature. Carnahan Lake is approximately 82 acres in size and is surrounded by mature forests and rugged Canadian Shield terrain and a beautiful place to fish for smallmouth bass. Enjoy deep, clean waterfront, swimming, boating, fishing, or simply relaxing by the lake. A gradual pathway leads down to the water, making access easy and inviting. The charming 1-storey cottage sits on concrete block piers, with wood siding and a metal roof. Completely off-grid, the property features a solar system, generator, drilled well and septic system, yet it has high speed internet and good cell service. Inside, the cottage offers cathedral ceilings, a completely renovated kitchen with a new solar fridge, two bedrooms, and a 4-piece bathroom. The spacious living room features a wood-burning fireplace, while a propane wall furnace provides additional heat. The primary bedroom is conveniently located on the main floor and the impressive loft bedroom easily accommodates a queen bed and a twin bed with trundle. Outside, enjoy a large deck, a separate Bunkie with a solar panel, a woodshed, garden shed, outhouse and plenty of space in the yard for family fun, outdoor activities, and gatherings. This cottage is being sold turnkey with most furnishings included as well as a canoe, 2 kayaks and boat with a 6HP motor plus a trolling motor. If you are looking for privacy, beautiful waterfrontage, and the freedom of off-grid living, this property is a must-see!

Inclusions: All furniture, kitchen items, some comforters and pillows, TV, BBQ and 2 BBQ propane tanks, all outdoor furniture, generator (7500Watts), 1 kayak, 1 canoe, and boat with 6HP motor, 1 electric trolling motor and life jackets, solar panel, light fixtures, ceiling fan, and window blinds.

Exclusions: Trundle pine bed, artisanal chest of drawers in loft, games in coffee table

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!