

PRICE
REDUCED

*A Century of Character,
Ready for Its Next Chapter*

311 Burrige Road, Frontenac, ON

X13129334

\$ \$439,000

3 Bedrooms

2 Bathrooms

2.7 Acres

Escape to the peace and beauty of the countryside with this warm and inviting rural property set on approx. 2.7 picturesque acres just minutes from the beautiful village of Westport.

Surrounded by mature landscaping, colourful flower gardens and open green space, this property offers the perfect blend of country charm, privacy and everyday comfort. The beautifully maintained grounds feature a classic split rail fence, two storage sheds and a lovely seasonal pond that enhances the tranquil setting. Whether you're enjoying quiet mornings on the deck, gardening among the perennial beds or simply taking in the peaceful surroundings, this property captures the true essence of country living. Inside, the home offers a warm and welcoming atmosphere with a unique blend of character and functionality, combining an older original section with a thoughtfully designed newer addition.

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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Frontenac, ON**

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Features

Warm country home on 2.7 acres, just minutes from the Village of Westport

- **Country Charm Near Westport:** Escape to the peace and beauty of the countryside with this warm and inviting rural property set on approx. 2.7 picturesque acres just minutes from the beautiful village of Westport. Surrounded by mature landscaping, colourful flower gardens and open green space, this property offers the perfect blend of country charm, privacy and everyday comfort. The beautifully maintained grounds feature a classic split rail fence, two storage sheds and a lovely seasonal pond that enhances the tranquil setting. Whether you're enjoying quiet mornings on the deck, gardening among the perennial beds or simply taking in the peaceful surroundings, this property captures the true essence of country living.
- **Main Floor Layout:** Inside, the home offers a warm and welcoming atmosphere with a unique blend of character and functionality, combining an older original section with a thoughtfully designed newer addition. The spacious layout features a huge country dining room ideal for hosting family and friends, a centrally located kitchen that serves as the heart of the home, and an extra-large living room with direct access to the rear deck, creating an ideal space for entertaining or relaxing while overlooking the backyard.
- **Upper Level:** Upstairs, you will find a spacious primary bedroom, a guest bedroom, a full 4-pc bathroom and a convenient second-floor laundry area. There is also a large storage room with excellent potential to be converted into a third bedroom, home office or hobby space to suit your needs.
- **Property Features and Location:** Additional features include a full septic system, two drilled wells and year-round access from a municipal road. Several beautiful lakes, boat launches and recreational opportunities are located just minutes away, making this an ideal property for outdoor enthusiasts or anyone seeking a peaceful rural lifestyle close to amenities. This charming country home offers space, comfort and natural beauty in a highly desirable area near Westport - a wonderful opportunity for those looking to enjoy the best of country living.

Directions

- Westport Road to Burrige Road, property on left at #311.

MORE INFORMATION

Property History & Character

311 Burridge Road is a property with real roots. The original farmhouse dates back over 100 years and was fully renovated in 1983, including indoor plumbing, updated electrical, and new windows. A self-contained addition was built in 1990, connected to the original home through the kitchen and upper level. The result is a home with generous square footage, two separate basement staircases, and a character that reflects its history.

Note: this address occasionally appears as Tichborne in online searches; the correct municipality is South Frontenac.

Recent Updates & Improvements

Exterior

- Roof replaced 2017
- Front deck replaced 2020
- Back and side deck replaced 2024
- Eavestroughs cleaned May 2026
- Screen and glass door installed 2025

Interior

- Main floor and upper floor repainted 2025
- All ceiling light fixtures and wall sconces replaced 2025
- All curtains, curtain rods, and most blinds replaced 2025
- All closet doors replaced 2025
- Basement wall (addition side) installed April 2026
- Basement staircase railing installed May 2026

Windows

- Living room windows replaced approx. 2015
- Primary bedroom and spare bedroom windows replaced 2024
- Bathroom window replaced 2021
- Front hall square window replaced 2025
- Large kitchen window and dining room window replaced May 2026

Services

- Ducts cleaned, sanitized, and deodorized May 4, 2026
- Septic tank pumped and inspected May 8, 2026
- WETT inspection completed April 30, 2026 (certificate available)
- Fibre internet (WTC high speed) installed May 2026



MORE INFORMATION

Mechanical Systems & Utilities

Heating & Cooling: Napoleon propane furnace with wood add-on and central air conditioning, installed 2012. Propane hot water tank is owned and included. Outside propane tank is rented through Rosebush Fuels.

Water Supply: The property has two wells. The shallow well (30 ft) handles all indoor water needs, with the pump located in the basement. The deep well (approx. 185 ft, drilled 2003 by Davy's Well Drilling) serves all outdoor water needs including gardens and washing, and can switch to indoor supply if needed. The deep well is equipped with a heat trace to prevent freezing in winter.

Internet: WTC high speed fibre internet is now available and installed at the property (May 2026).

Expenses (2025)

Property Taxes	Hydro	Insurance	Propane Tank Rental	Heating: Propane + Wood	Fibre Internet
\$1,544.17	approx. \$200/month	\$1,884.00	\$90.39/year	approx. \$800 - \$1,000/year + 6 cords wood	approx. \$90/month



INCLUSIONS & EXCLUSIONS

Inclusions

- John Deere riding lawn tractor (approx. 10 years old) and push mower
- Appliances: fridge, stove, microwave, washer, dryer, freezer, and basement fridge
- Two tall white pantry cabinets (wall-mounted, kitchen)
- 32" smart TV and mounting bracket in kitchen
- All window treatments: curtains, curtain rods, and blinds
- TV mounting bracket in living room
- Extra bedroom/office: TV mounting bracket, desk (24" x 48"), and matching tall bookcase
- Basement: two tall black glass-door cabinets, tall white pantry cabinet, black buffet and bookcase, treadmill, and floor exercise mats
- Garden shed: select tools, garden hoses, and shelving units
- All outdoor patio furniture
- Gazebo on back deck (new canopy May 2026)

The following items may be available for purchase by negotiation: large sectional sofa, 55" living room TV, TV cabinet, and grey glass-door cabinet in living room.

Exclusions

- Home décor and wall décor
- Furniture not listed in inclusions
- Gun cabinet
- Plastic black shelving in back room (some pieces may remain)
- Gardening tools (some may remain)



GALLERY



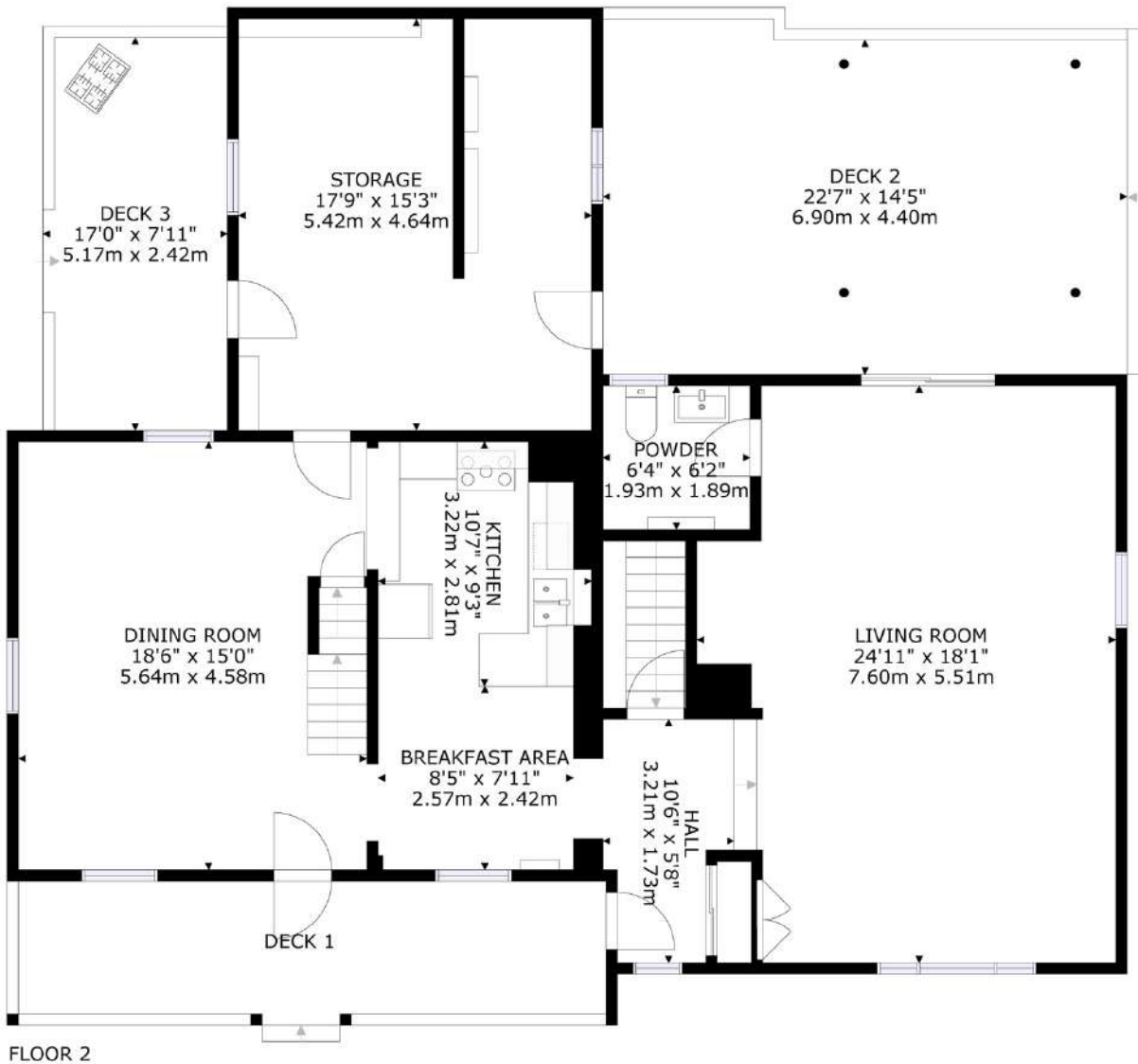
GALLERY



GALLERY



FLOORPLAN: MAIN FLOOR



GROSS INTERNAL AREA

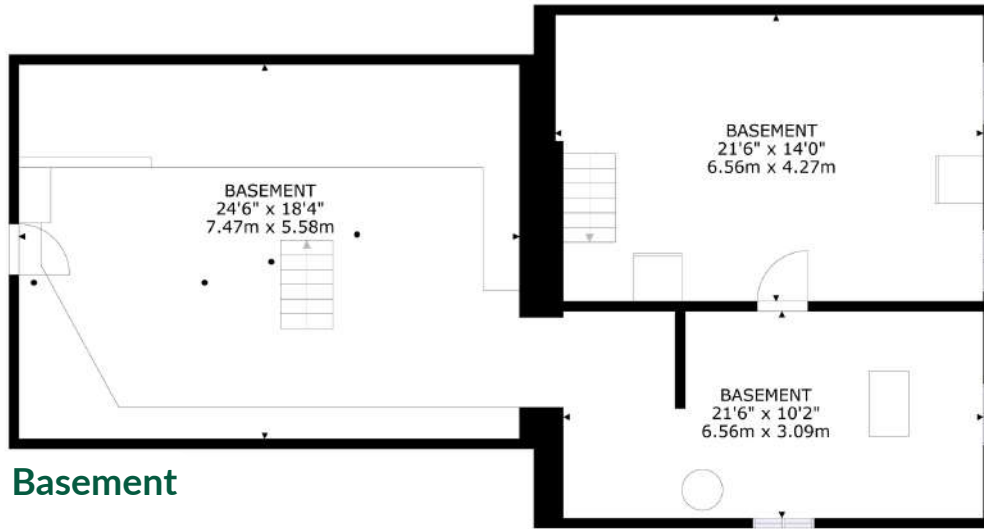
FLOOR 1: 1001 sq.ft, 92.98 m²; FLOOR 2: 1289 sq.ft, 119.77 m²; FLOOR 3: 1297 sq.ft, 120.53 m²

EXCLUDED AREA

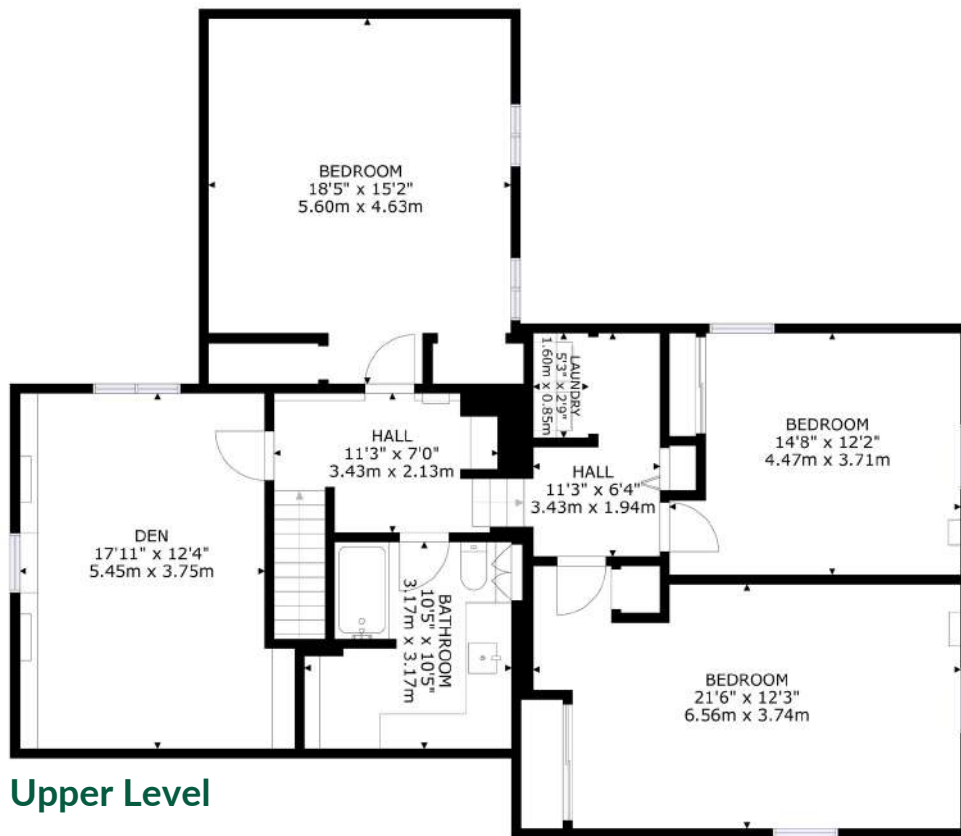
DECK 1: 147 sq.ft, 13.66 m²; DECK 2: 333 sq.ft, 30.97 m²; DECK 3: 129 sq.ft, 11.96 m² TOTAL:
3587 sq.ft, 333.28 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOORPLAN: BASEMENT & UPPER LEVEL



Basement



Upper Level

GROSS INTERNAL AREA

FLOOR 1: 1001 sq.ft, 92.98 m²; FLOOR 2: 1289 sq.ft, 119.77 m²; FLOOR 3: 1297 sq.ft, 120.53 m²

EXCLUDED AREA

DECK 1: 147 sq.ft, 13.66 m²; DECK 2: 333 sq.ft, 30.97 m²; DECK 3: 129 sq.ft, 11.96 m² TOTAL: 3587 sq.ft, 333.28 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

AERIAL IMAGES



SEPTIC DOCUMENTS

2730258 ONTARIO LTD. c/o
BRYAN'S SEPTIC SERVICE
P.O. BOX 37
WESTPORT, ONTARIO
K0G 1X0
(613) 273-3078 Email: bblufford@hotmail.com

PUMPER REPORT
SEPTIC SYSTEM MAINTENANCE
& PUMPING INFORMATION

Name: [REDACTED] Date: May 8, 2026
Address: 311 Beaulieu Rd Phone: _____
Location: _____

Type of Tank ☐ One Compartment ☒ Two Compartment
Type of Tank ☒ Septic Tank ☐ Graywater ☐ Aerobic ☐ Other _____
Approximate Capacity 700 gal
Construction Materials ☒ Concrete ☐ Steel ☐ Block ☐ Fiberglass ☐ Plastic
☐ Other _____

Initial Inspection
Any part of the septic tank under deck, driveway, etc. ☐ Yes ☒ No
Any evidence of sewage seeping from the tank or lid ☐ Yes ☒ No
Condition of top and lids ☒ Good ☐ Leaking ☐ Needs Repair

Before Pumping
Condition of sewage in tank Normal
Liquid level at the outlet invert ☐ Above ☐ Below ☒ Normal

After Pumping
Condition of inlet baffle ☒ Good ☐ Needs Repair ☐ Missing
Condition of outlet baffle ☒ Good ☐ Needs Repair ☐ Missing ☐ Filter
Evidence of water leakage: Into Tank ☐ Yes ☒ No From Tank ☐ Yes ☒ No

Absorption System
Type of Absorption System ☒ Seepage Bed ☐ Sand Mound ☐ Sub-surface Sand Filter
Flow Test ☒ Yes ☐ No Approximate Seepage at Bed 30 min per inch

Comments
Setting of pumping system system in working condition
Some decay in second chamber
BT

INTERACTIVE LINKS

Virtual Tour



Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=emycPmu8mfd>

Video Tour



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

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/UPcb5NTvFQsmrsseA>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/311BurridgeRd/>

MLS LISTING



311 Burrige Rd **List: \$439,000 For: Sale**

Frontenac Ontario K0H 1T0

Frontenac 47 - Frontenac South Frontenac

SPIS: No **Taxes:** \$1,544.17/2025

Detached

Front On: W

Rms: 12

Link: N

Acre: 2-4.99

Bedrooms: 3

2-Storey

Washrooms: 2

1x2xMain, 1x4x2nd

Lot: 450 x 275 Feet **Irreg:**

Dir/Cross St: Burrige Road / Green Bay Road

Directions: Westport Road to Burrige Road, Property on left at #311

MLS#: X13129334 **PIN#:** 362400061

Possession Remarks: TBD

Legal: PT LT 21 CON 7 BEDFORD AS IN FR717914; SOUTH FRONTENAC

Kitchens: 1
Fam Rm: N
Basement: Unfinished / Partial Basement
Fireplace/Stv: N
Heat: Forced Air / Propane
A/C: Central Air
Central Vac: No
Apex Age:
Apex Sqft: 2500-3000
Lot Size Source: GeoWarehouse
Roof: Asphalt Shingle
Foundation: Concrete Block, Poured Concrete
Assessment:
POTL:
POTL Mo Fee:
Elevator/Lift:
Laundry Lev: Upper
Phys Hdcap-Eqp:

Exterior: Vinyl Siding
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: Golf, Lake Access, Level, Place
 Of Worship, School Bus Route,
 Wooded/Treed
Exterior Feat: Deck, Landscaped, Privacy, Feat:
 Porch, Year Round Living
Interior Feat: Storage, Sump Pump,
 Water Heater Owned
Security Feat: Carbon Monoxide
 Detectors, Smoke Detector

Zoning: RU
Cable TV: No
Hydro: Yes
Gas: No
Phone: Yes
Water: Well
Water Supply Type: Drilled Well
Sewer: Septic
Spec Desig: Unknown
Farm/Agr:
Waterfront:
Retirement:
Accessibility: None
Under Contract: Propane Tank
HST Applicable to: Not Subject to HST
Sale Price:
Oth Struct: Garden Shed, Shed
Survey Type: None

Topography: Level, Wooded/Treed

Docking Type: None

Rural Services: Cell Services, Electricity Connected, Garbage
 Pickup, Internet High Speed, Recycling Pickup, Telephone
 Available

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Dining	Main	17.72	x15.09	Hardwood Floor	W/O To Porch
2	Kitchen	Main	17.72	x8.2	Hardwood Floor	
3	Foyer	Main	10.5	x 3.94	Laminate	
4	Living	Main	24.93	x14.44	Broadloom	W/O To Deck
5	Bathroom	Main	6.23	x5.91	2 Pc Bath	Laminate
6	2nd Br	2nd	17.72	x12.14	Broadloom	
7	3rd Br	2nd	12.8	x12.14	Broadloom	
8	Prim Bdrm	2nd	21.65	x12.14	Broadloom	
9	Laundry	2nd	6.23	x 4.92	Broadloom	
10	Bathroom	2nd	10.5	x10.5	Laminate	Laminate
11	Other	2nd	17.72	14.44	4 Pc Bath	
12	Mudroom	Main	20.18	x 13.19	Hardwood Floor	

Client Remks: Escape to the peace and beauty of the countryside with this warm and inviting rural property set on approx. 2.7 picturesque acres just minutes from the beautiful village of Westport. Surrounded by mature landscaping, colourful flower gardens and open green space, this property offers the perfect blend of country charm, privacy and everyday comfort. The beautifully maintained grounds feature a classic split rail fence and two storage sheds in a peaceful and tranquil setting. Whether you're enjoying quiet mornings on the deck, gardening among the perennial beds or simply taking in the peaceful surroundings, this property captures the true essence of country living. Inside, the home offers a warm and welcoming atmosphere with a unique blend of character and functionality, combining an older original section with a thoughtfully designed newer addition. The spacious layout features a huge country dining room ideal for hosting family and friends, a centrally located kitchen that serves as the heart of the home, and an extra-large living room with direct access to the rear deck, creating an ideal space for entertaining or relaxing while overlooking the backyard. Upstairs, you will find a spacious primary bedroom, two additional bedrooms (one currently being used as craft room), a full 4-pc bathroom and a convenient second-floor laundry area. There is also a large storage room with potential to be converted into a home office or hobby space to suit your needs. Additional features include a full septic system, two drilled wells and year-round access from a municipal road. Several beautiful lakes, boat launches and recreational opportunities are located just minutes away, making this an ideal property for outdoor enthusiasts or anyone seeking a peaceful rural lifestyle close to amenities. This charming country home offers space, comfort and natural beauty in a highly desirable area near Westport - a wonderful opportunity for those looking to enjoy the best of country living.

Inclusions: Fridge, Stove, Microwave, Washer/dryer, freezer, extra fridge, all window coverings, John Deere lawn tractor, some furnishings, treadmill, Two tall white cabinets in kitchen, Kitchen TV, White cabinet in basement, see attached inclusion list for all items

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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