

	311 Burrridge Rd		List: \$439,000 For: Sale
	Frontenac Ontario K0H 1T0		
	Frontenac 47 - Frontenac South Frontenac		Last Status: PC
	SPIS: No	Taxes: \$1,544.17/2025	DOM: 111
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: Burrridge Road / Green Bay Road			
Directions: Westport Road to Burrridge 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	Exterior: Vinyl Siding	Zoning: RU
Fam Rm: N	Garage: No	Cable TV: No
Basement: Unfinished / Partial Basement	Gar/Gar Spcs: None / 0	Hydro: Yes
Fireplace/Stv: N	Drive: Private Double	Gas: No
Heat: Forced Air / Propane	Drive Park Spcs: 6	Phone: Yes
A/C: Central Air	Tot Prk Spcs: 6	Water: Well
Central Vac: No	UFFI:	Water Supply Type: Drilled Well
Apx Age:	Pool: None	Sewer: Septic
Apx Sqft: 2500-3000	Energy Cert:	Spec Desig: Unknown
Lot Size Source: GeoWarehouse	Cert Level:	Farm/Agr:
Roof: Asphalt Shingle	GreenPIS:	Waterfront:
Foundation: Concrete Block, Poured Concrete	Prop Feat: Golf, Lake Access, Level, Place Of Worship, School Bus Route, Wooded/Treed	Retirement:
Assessment:	Exterior Feat: Deck, Landscaped, Privacy, Porch, Year Round Living	Accessibility: None
POTL:	Interior Feat: Storage, Sump Pump, Water Heater Owned	Feat:
POTL Mo Fee:	Security Feat: Carbon Monoxide Detectors, Smoke Detector	Under Contract: Propane Tank
Elevator/Lift:		HST Applicable to: Not Subject to HST
Laundry Lev: Upper		Sale Price:
Phys Hdcap-Eqp:		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	x 15.09	Hardwood Floor	W/O To Porch
2	Kitchen	Main	17.72	x 8.2	Hardwood Floor	
3	Foyer	Main	10.5	x 3.94	Laminate	
4	Living	Main	24.93	x 14.44	Broadloom	W/O To Deck
5	Bathroom	Main	6.23	x 5.91	2 Pc Bath	Laminate
6	2nd Br	2nd	17.72	x 12.14	Broadloom	
7	3rd Br	2nd	12.8	x 12.14	Broadloom	
8	Prim Bdrm	2nd	21.65	x 12.14	Broadloom	
9	Laundry	2nd	6.23	x 4.92	Laminate	
10	Bathroom	2nd	10.5	x 10.5	4 Pc Bath	Laminate
11	Other	2nd	17.72	x 14.44	Hardwood Floor	
12	Mudroom	Main	20.18	x 13.19		

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
Exclusions: Gun Cabinet, some gardening tools, some furniture, wall decor

Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE **Ph:** 613-273-9595