



*Cabin Days,
Woodstove Nights*

1679 Mountain Road, Rideau Lakes, ON

Rustic Woodland Cabin on 10.55 Acres, 10 Minutes North of Westport

Escape to your own private woodland retreat! Nestled on 10.5 acres of mature bush, this charming cabin is located just 10 minutes north of the beautiful village of Westport. Surrounded by nature, the property features impressive rock outcroppings, unique natural formations, established flower beds, and a fenced vegetable garden. With approximately 983 feet of frontage along the west side of Mountain Road, this property offers privacy, natural beauty, and plenty of room to explore. Inside, the cabin features an inviting open-concept kitchen and living area with soaring cathedral ceilings, a cozy woodstove, and direct access to a large side deck—perfect for relaxing and enjoying the peaceful surroundings. The main floor also offers one bedroom and a 2pc bathroom, while a second cozy bedroom is tucked away in the loft which overlooks the main floor. Additional features include hydro service, a drilled well, a composting toilet, and an outdoor shower for a refreshing open-air experience.

X14088172

\$ \$405,000

2 Bedrooms

1 Bathroom

10.55 Acres

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage

tammygurr@royallepage.ca



www.gurreathomes.com

(613) 273-9595



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Rideau Lakes, ON**

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Rustic Woodland Cabin on 10.55 Acres, 10 Minutes North of Westport

- **A Rustic Woodland Retreat Near Westport:** Escape to your own private woodland retreat! Nestled on 10.5 acres of mature bush, this charming cabin is located just 10 minutes north of the beautiful village of Westport. Surrounded by nature, the property features impressive rock outcroppings, unique natural formations, established flower beds, and a fenced vegetable garden. With approximately 983 feet of frontage along the west side of Mountain Road, this property offers privacy, natural beauty, and plenty of room to explore.
- **Inside the Cabin:** Inside, the cabin features an inviting open-concept kitchen and living area with soaring cathedral ceilings, a cozy woodstove, and direct access to a large side deck—perfect for relaxing and enjoying the peaceful surroundings. The main floor also offers one bedroom and a 2pc bathroom, while a second cozy bedroom is tucked away in the loft which overlooks the main floor. Additional features include hydro service, a drilled well, a composting toilet, and an outdoor shower for a refreshing open-air experience.
- **Room for Guests:** A designated parking area with a hydro hookup accommodates a trailer or RV, providing extra flexibility for guests. Preliminary discussions with the township for a possible severance have taken place and the new owner could continue to explore this possibility.
- **Minutes from Westport:** Enjoy the tranquility of this beautiful natural setting while remaining just a short drive from Westport's charming shops, restaurants, and village amenities. Whether you are looking for a weekend escape, a recreational getaway, or a private place to unwind and reconnect with nature, this unique property offers a wonderful opportunity to enjoy the simple pleasures of cabin life.

Directions

- North of Westport on County Road 36 (Mountain Road), property on left

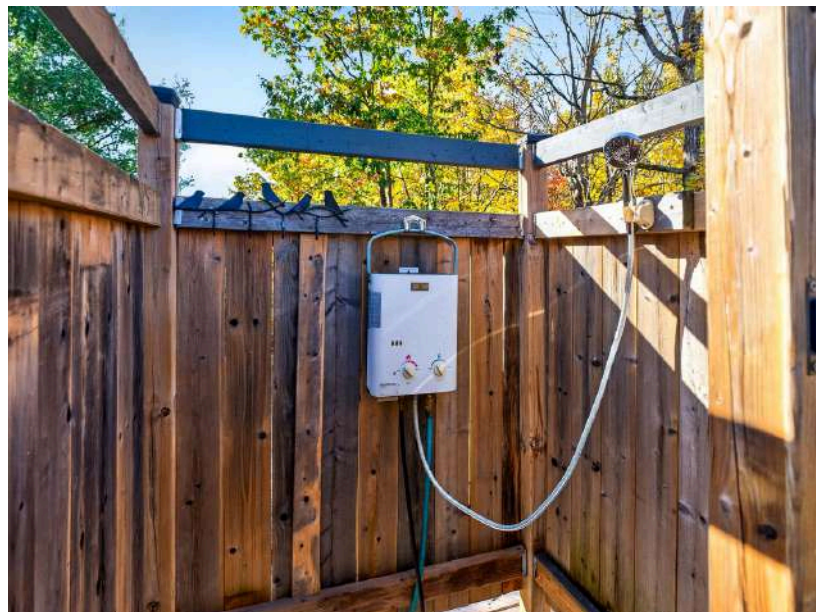
GALLERY



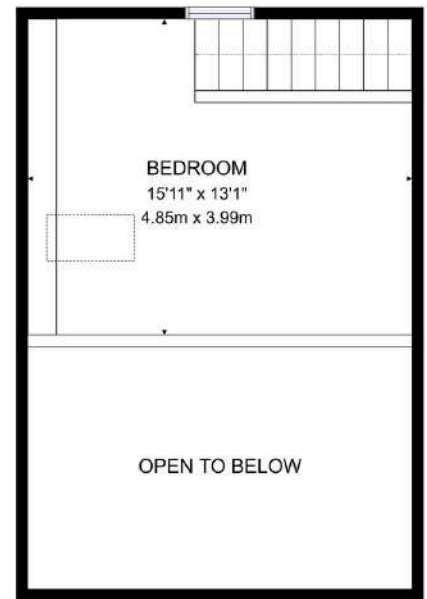
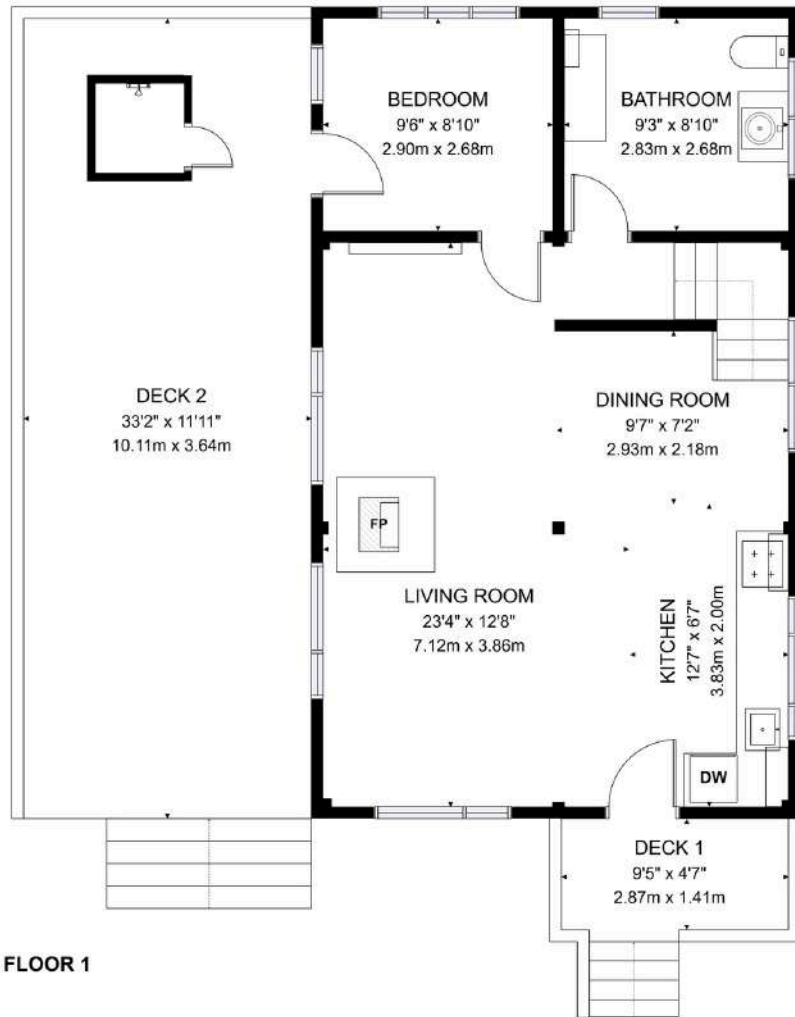
GALLERY



GALLERY



FLOORPLAN

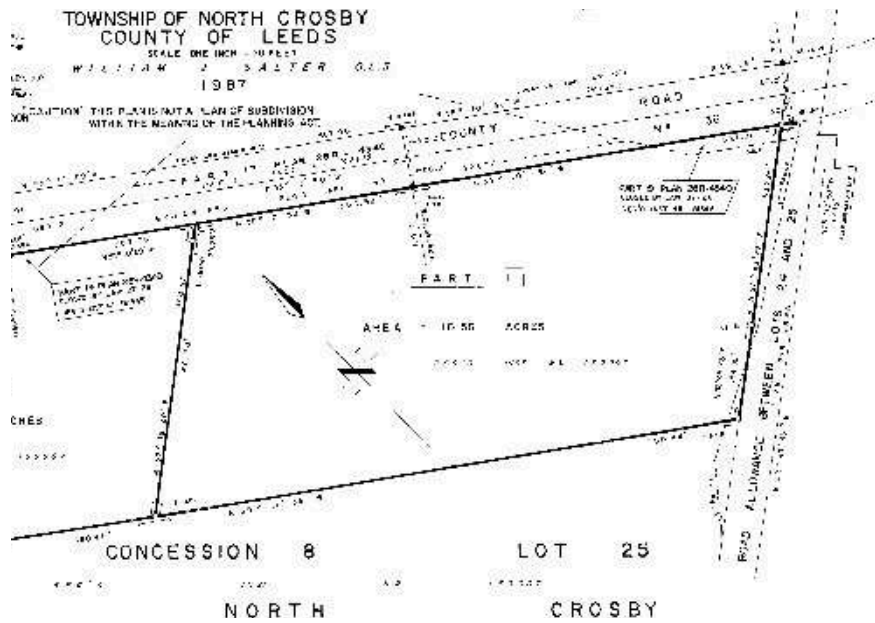
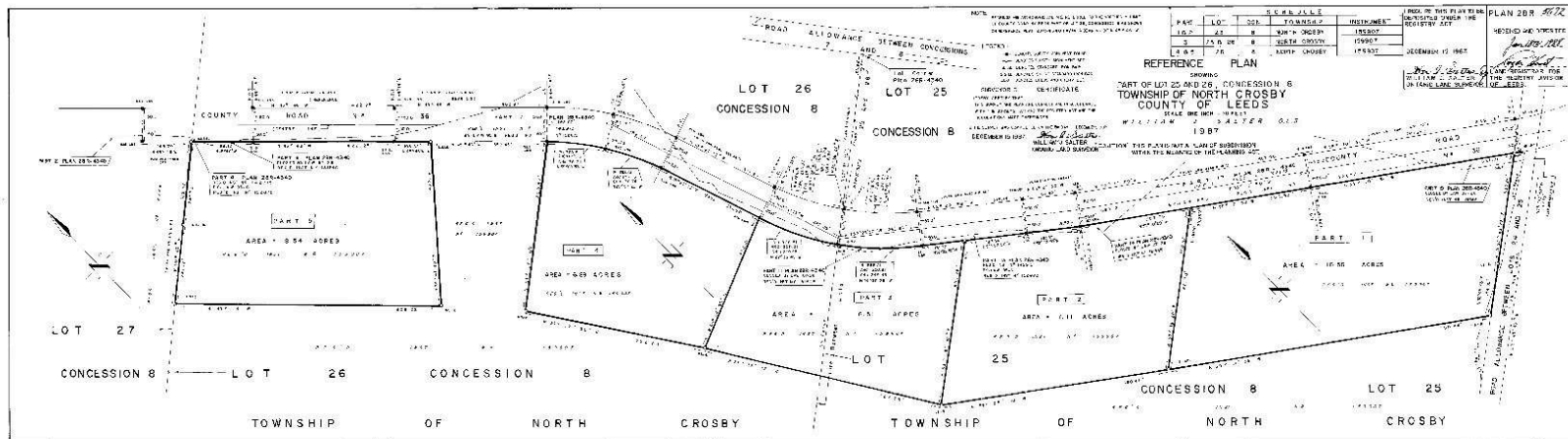


GROSS INTERNAL AREA
FLOOR 1: 630 sq.ft, 58.52 m²; FLOOR 2: 208 sq.ft, 19.33 m²
TOTAL: 838 sq.ft, 77.85 m²

EXCLUDED AREA
DECK 1: 45 sq.ft, 4.20 m²; DECK 2: 396 sq.ft, 36.73 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SURVEY & AERIAL IMAGES



1st May 2025

Rideau Valley Hearth and Home Ltd.
20 Whelan St., Box 239
Westport, Ontario
K0G 1X0
(613) 273-4402

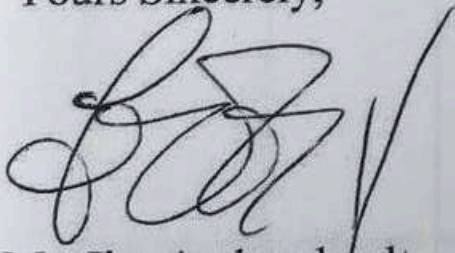
To whom it may concern

In May, Rideau Valley Hearth and Home Limited installed ICC chimney parts to the existing chimney, which is attached to a code compliant Pacific Energy Vista, freestanding wood stove at 1679 Mountain Road, Westport, Ontario for the above customer.

At the time of installation, the installed system was to code.

If you have any questions or concerns, please do not hesitate to contact me at the telephone number above.

Yours Sincerely,



Mr. Jim Archambault
W.E.T.T. #3758

WETT INSPECTION 2/2

Sent by email 14/5/2025
Sweep Right Chimney Services

Hearth and Home
Quality Hearth Products

Sweep Ri



Box 239, 20 Whelan St.
Westport Ont.
Tel. (613) 273-4402
1-888-743-3288
jima@rideau.net
www.rvhh.com

Customer: _____ Date: 14th May 2025

Address: 1679 Mountain Rd Westport T. _____ Bus. _____

Service Requested: level 1 WETT inspection

Manufacturer Pacific Energy Model Vista Fuel W Age _____

Rideau Valley Hearth & Home Customer Y N ☒ Lori Fryz UK@hotmail.ca

Appliance Type Free Standing Roof pitch 12/12

Chimney Type ICC Industrial Roof const. Asph

Date for Service _____ Time: Arrival _____ Departure _____

Checklist

Y N

RIDEAU VALLEY HEARTH & H
20 WHELAN STREET WESTPOR
WESTPORT, ON K0G1X0
6132734402

SALE
PHONE ORDER

OID: 611855
TID: 0112
Bat: #134001
05/1/25
REF#: 00000001
RRN: 00000001
13:47:27
CVD: M

ORI: R# 1794
APF: CODE 018741
VIS: _____
Manual CNP
8655

AMOUNT \$282.50

APPROVED

MO: D X

I AGREE TO PAY ABOVE TOTAL AMOUNT
IN ACCORDANCE WITH CARD ISSUER'S
AGREEMENT
(MERCHANT AGREEMENT IF CREDIT VOUCHER)
RETAIN THIS COPY FOR STATEMENT
VERIFICATION

THANK YOU! / MERCI!

Credit card, cash, or
e-transfer to: jima@rideau.net

WETT has no responsibility for
system areas that are not
checked. Any system that is
not checked by a manufacturer's installation
Rideau Valley Hearth &
Home use by customer until
written deficiency letter is
received from Rideau Valley
& Home outlining work

Signature on completion.

Comments

Support box does not
extend far enough into
room.
Smoke pipe less than 6" clearance

System is not to be used
must not be used.

1- Inspection 250
HST 32.50
282.50

PAID

Customer Signature

Technician Signature

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PROPERTY INSPECTION

PMP

INVOICE

May 19, 2025

Clients: Paul Rame and Suzanne Rame

Report No. 3542, v.0

For inspection at:

1679 Mountain Road

Rideau Lakes, ON

K0G 1X0

on: Tuesday, May 20, 2025

Property inspection

\$445.00

HST

\$57.85

Total

\$502.85

→ PAID CHEQUE #88
Y/S Rame

Home Inspections Co.
16 Inverness Avenue
Perth, ON K7H 3G6
613 326 0733
www.homeinspectionsco.com
homeinspectionsco@gmail.com

WELL FLOW

PROFESSIONAL PUMPS & water TREATMENT

Professional Pumps & Water Treatment
800 Larchwood Crescent
Kingston ON K7P 2P9
+16135617867
ppwtsales@gmail.com
ppwt.ca
GST/HST Registration No.: 864941208

Invoice 5512

BILL TO

1679 Mountain Road

DATE
21/05/2025

PLEASE PAY
\$282.50

DUE DATE
31/05/2025

DATE	DESCRIPTION	QTY	RATE	AMOUNT
20/05/2025	Well Flow test and Inspection	1	250.00	250.00

Thank you for your business.

SUBTOTAL 250.00
HST (ON) @ 13% 32.50
TOTAL 282.50

TOTAL DUE

\$282.50

THANK YOU.

INTERACTIVE LINKS

Virtual Tour



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

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/kke8c2khedM>

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/ysK7NTRjuDuBaqYAA>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/1679MountainRoad/>

MLS LISTING



1679 Mountain Rd **List: \$405,000 For: Sale**

Rideau Lakes Ontario K0G 1X0

Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp
Leeds and Grenville

SPIS: No **Taxes:** \$1,275.73/2026

Detached

Link: N

1 1/2 Storey

Front On: W

Acre: 10-24.99

Rms: 5

Bedrooms: 2

Washrooms: 1

1x2xMain

Lot: 984.49 x 491 Feet **Irreg:**

Dir/Cross St: County Road 36 / Mountain Road

Directions: North of Westport on County Road 36 (Mountain Road). Property on left

MLS#: X14088172

PIN#: 441000124

Possession Remarks: TBD

Legal: PT LT 25 CON 8 NORTH CROSBY PT 1, 28R5672; RIDEAU LAKES

Kitchens: 1	Exterior: Wood	Zoning: RU
Fam Rm: N	Garage: No	Cable TV: No
Basement: None	Gar/Gar Spcs: None / 0	Hydro: Yes
Fireplace/Stv: Y	Drive: Private Double	Gas: No
Heat: Other / Wood	Drive Park Spcs: 4	Phone: A
A/C: None	Tot Prk Spcs: 4	Water: Well
Central Vac: No	UFFI:	Water Supply Type: Drilled Well
Apx Age:	Pool: None	Sewer: Other
Year Built: 2009	Energy Cert:	Spec Desig: Unknown
Yr Built Source: MPAC	Cert Level:	Farm/Agr:
Apx Sqft: 700-1100	GreenPIS:	Waterfront: None
Lot Size Source: GeoWarehouse	Prop Feat: Fireplace/Stove, Wooded/Treed	Retirement: None
Roof: Asphalt Shingle	Exterior Feat: Deck, Landscaped, Privacy, Seasonal Living	Accessibility: None
Foundation: Concrete Block	Interior Feat: Carpet Free, Primary Bedroom - Main Floor, Water Heater Owned	Feat:
Assessment:	Security Feat: Smoke Detector	Under Contract:
POTL:		HST Applicable to: Not Subject to HST
POTL Mo Fee:		Sale Price:
Elevator/Lift:		Oth Struct: Garden Shed, Shed
Laundry Lev:		Survey Type: Available
Phys Hdcap-Eqp:		Land: No
		Lease/\$/Freq:

Topography: Hilly

Alternative Power: None

Access to Property: Year Round Municipal Road

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	19.69	x9.51	Hardwood Floor Cathedral Ceiling Combined W/Dining
2	Living	Main	23.29	x9.51	Hardwood Floor Cathedral Ceiling
3	Prim Bdrm	Main	9.19	x8.53	Hardwood Floor W/O To Deck
4	Bathroom	Main	9.19	x8.86	2 Pc Bath Hardwood Floor
5	2nd Br	Upper	13.12	x 8.2	Hardwood Floor

Client Remks: Escape to your own private woodland retreat! Nestled on 10.5 acres of mature bush, this charming cabin is located just 10 minutes north of the beautiful village of Westport. Surrounded by nature, the property features impressive rock outcroppings, unique natural formations, established flower beds, and a fenced vegetable garden. With approximately 983 feet of frontage along the west side of Mountain Road, this property offers privacy, natural beauty, and plenty of room to explore. Inside, the cabin features an inviting open-concept kitchen and living area with soaring cathedral ceilings, a cozy woodstove, and direct access to a large side deck-perfect for relaxing and enjoying the peaceful surroundings. The main floor also offers one bedroom and a 2pc bathroom, while a second cozy bedroom is tucked away in the loft which overlooks the main floor. Additional features include hydro service, a drilled well, a composting toilet, and an outdoor shower for a refreshing open-air experience. A designated parking area with a hydro hookup accommodates a trailer or RV, providing extra flexibility for guests. Preliminary discussions with the township for a possible severance have taken place and the new owner could continue to explore this possibility. Enjoy the tranquility of this beautiful natural setting while remaining just a short drive from Westport's charming shops, restaurants, and village amenities. Whether you are looking for a weekend escape, a recreational getaway, or a private place to unwind and reconnect with nature, this unique property offers a wonderful opportunity to enjoy the simple pleasures of cabin life.

Inclusions: All furniture inside and outside, 2 Fridges, All appliances

Exclusions: AC unit, Round wooden table in sitting area, pictures on walls, Tools in shed

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



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



Westport Office:
7 Spring Street, P.O. Box 148,
Westport, ON K0G 1X0

www.gurreathomes.com
tammygurr@royallepage.ca
(613) 273-9595

Kingston Office:
640 Cataraqui Woods Drive
Kingston, ON K7P 2Y5

Your Total Real Estate Package!