



1679 Mountain Rd		List: \$405,000 For: Sale
Rideau Lakes Ontario K0G 1X0		
Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp		Last Status: NEW
Leeds and Grenville		
SPIS: No	Taxes: \$1,275.73/2026	DOM: 3
Detached	Front On: W	Rms: 5
Link: N	Acre: 10-24.99	Bedrooms: 2
1 1/2 Storey		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,	Retirement:
Roof: Asphalt Shingle	Wooded/Treed	Accessibility: None
Foundation: Concrete Block	Exterior Feat: Deck, Landscaped, Privacy,	Feat:
Assessment:	Seasonal Living	Under Contract: None
POTL:	Interior Feat: Carpet Free, Primary	HST Applicable to Not Subject to HST
POTL Mo Fee:	Bedroom - Main Floor, Water Heater	Sale Price:
Elevator/Lift:	Owned	Oth Struct: Garden Shed, Shed
Laundry Lev:	Security Feat: Smoke Detector	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	x 9.51	Hardwood Floor	Cathedral Ceiling	Combined W/Dining
2	Living	Main	23.29	x 9.51	Hardwood Floor	Cathedral Ceiling	
3	Prim Bdrm	Main	9.19	x 8.53	Hardwood Floor	W/O To Deck	
4	Bathroom	Main	9.19	x 8.86	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