1 Pond St., Westport, ON

- X13092690
- $499,000
- 4 Bedrooms
- 3 Bathrooms
- 0.794 Acres
- Westport Pond

Nestled in the heart of Westport, this classic older home offers timeless character and stunning southerly views over Westport Pond. Set at the base of Foley Mountain, the property enjoys a picturesque backdrop, especially vibrant in the fall when the landscape comes alive with colour. The main floor is thoughtfully laid out for convenient living, featuring a kitchen, living room, and family room, along with a primary bedroom complete with a 4-pc ensuite. An additional 3-pcbathroom incorporates a laundry area, adding extra functionality. Step outside to a spacious front deck-perfect for relaxing or entertaining while taking in the tranquil water views. From this level, access is also provided through a charming seasonal greenhouse space that connects to the attached two-car garage. Upstairs, you will find two additional bedrooms and a four-piece bathroom, offering comfortable accommodations for family or guests.

Your Total Real Estate Package!

Tammy & Heath Gurr
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Westport, ON

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Features

Character Home on Westport Pond with Stunning Views of Foley Mountain

- **Character Home on Westport Pond:** Nestled in the heart of Westport, this classic older home offers timeless character and stunning southerly views over Westport Pond. Set at the base of Foley Mountain, the property enjoys a picturesque backdrop — especially vibrant in the fall when the landscape comes alive with colour.
- **Main Floor Layout:** The main floor is thoughtfully laid out for convenient living, featuring a kitchen, living room, and family room, along with a primary bedroom complete with a 4-pc ensuite. An additional 3-pc bathroom incorporates a laundry area, adding extra functionality. Step outside to a spacious front deck — perfect for relaxing or entertaining while taking in the tranquil water views. From this level, access is also provided through a charming seasonal greenhouse space that connects to the attached two-car garage.
- **Upper Level:** Upstairs, you will find two additional bedrooms and a four-piece bathroom, offering comfortable accommodations for family or guests.
- **The Property and Location:** The property itself features a gently sloping lot leading down to the water, dotted with mature trees that provide both privacy and natural beauty. A storage building adds practical space for tools, equipment or recreational gear. Located just a short walk into town, you will enjoy easy access to local restaurants, shops, groceries, and year-round amenities — making this an ideal blend of peaceful waterfront living and small-town convenience.

Directions

- Just north of the Village of Westport on Perth Road North, left on Pond Street to #1.

MORE INFORMATION

Systems and Maintenance

The home has been well maintained, with the HVAC system inspected and cleaned annually. A 10-year propane inspection was completed in May 2022. The home features a heat pump, complemented by two high-efficiency propane fireplaces throughout the main living areas. The propane tank is owned, not rented.

Recent Updates

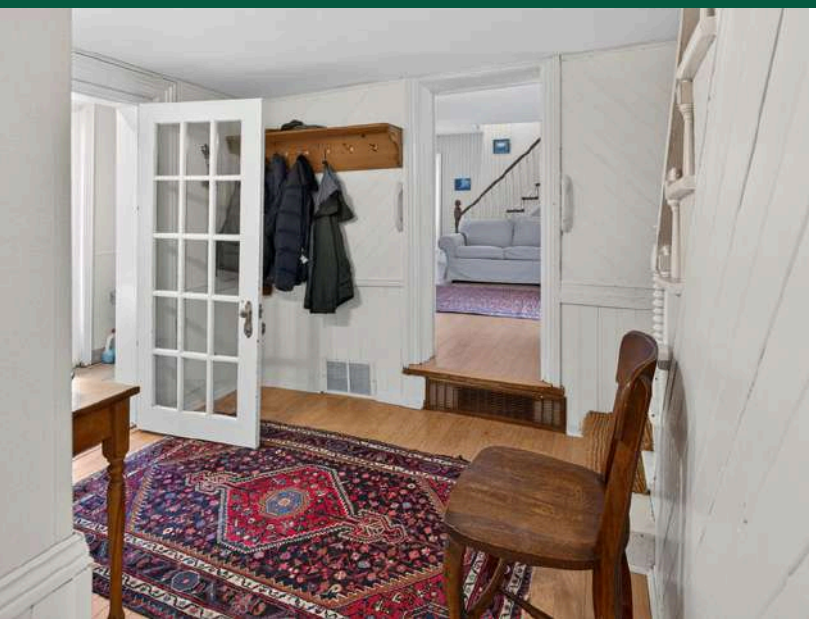
The roof has been done in sections over the past five years, with the most recent work completed in 2025. New blinds were installed on most windows in 2025. Recent appliance upgrades include a new Frigidaire stove (2025), new Electrolux washer (2024), and new LG dryer (2024).

Expenses (2025)

Property Taxes	Propane	Electricity	Water	Insurance
$6,468.14	~$1,200.00	~$1,560–$2,280	~$840–$960	~$1,800.00

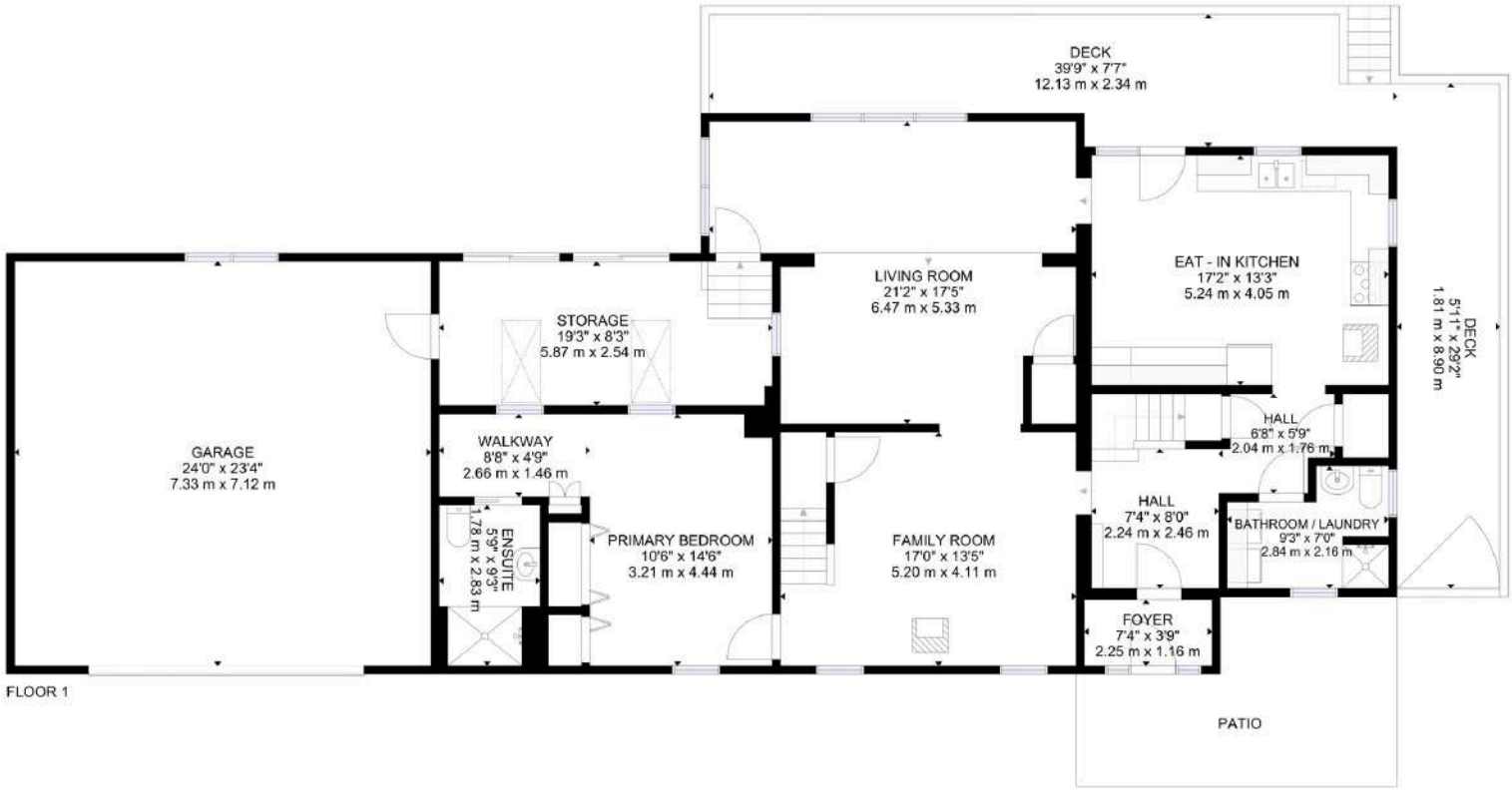
Note: Heating costs are higher than typical, the previous occupants maintained the home at 24–25°C year-round. Expect lower costs under normal usage.

GALLERY



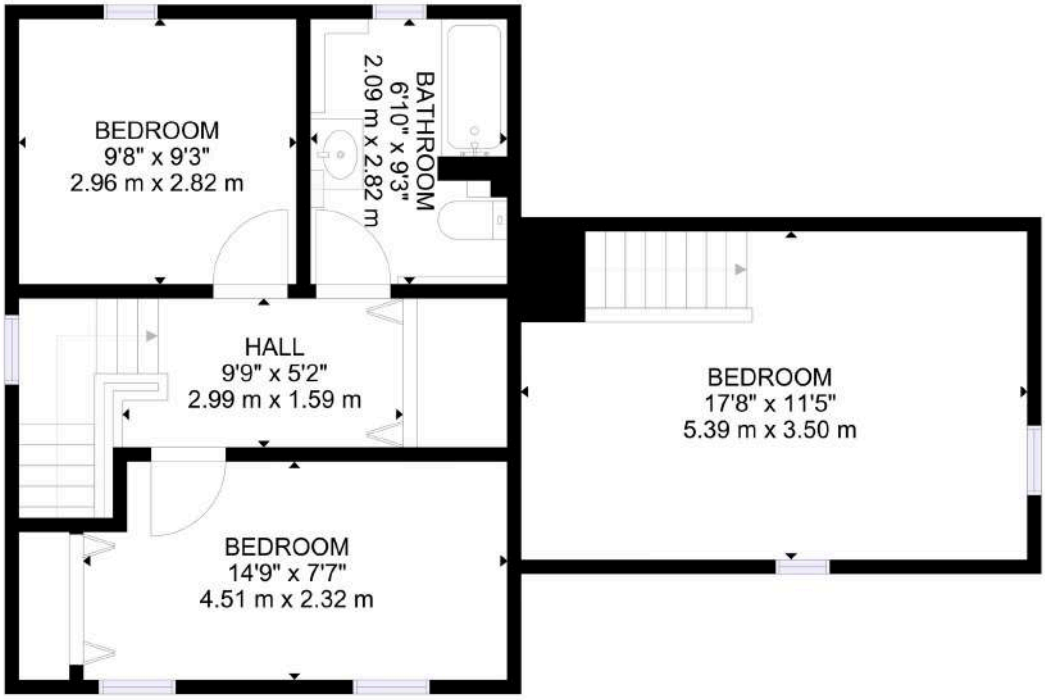
GALLERY

FLOORPLAN 1/2



GROSS INTERNAL AREA
FLOOR 1: 1520 sq.ft, 141 m², FLOOR 2: 603 sq.ft, 56 m²
EXCLUDED AREA: PATIO: 166 sq.ft, 15 m², GARAGE: 562 sq.ft, 52 m², DECK: 423 sq.ft, 39 m²
TOTAL: 2123 sq.ft, 197 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOORPLAN 2/2



FLOOR 2

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AERIAL IMAGES

INTERACTIVE LINKS

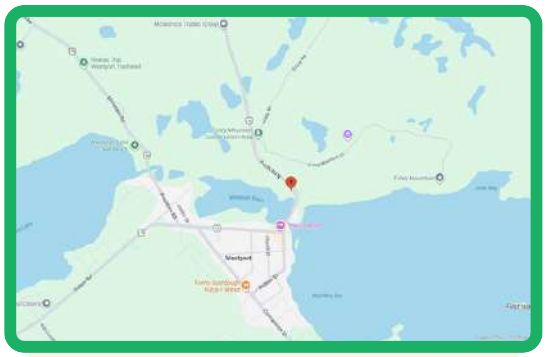
Virtual Tour

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

Video Tour

Scan the QR Code or Visit:
https://youtu.be/v_zkMO1dlKo

Google Map



Scan the QR Code or Visit:
https://maps.app.goo.gl/ZguUWm4wfJpUeu2SA

Panorama View

Scan the QR Code or Visit:
https://360panos.org/panos/1PondStreet/

MLS LISTING

1 Pond St **List: $499,000 For: Sale**
Westport Ontario K0G 1X0
Westport 815 - Westport Leeds and Grenville
SPIS: No **Taxes:** $6,468.14/2025

Detached **Front On:** S **Rms:** 13
Link: N **Acre:** < .50 **Bedrooms:** 4
2-Storey **Washrooms:** 3
2x3xMain, 1x4xUpper

Lot: 100 x 150 Feet**Irreg:**
Dir/Cross St: Perth Road North / Pond Street
Directions:
Just north of the Village of Westport on Perth Road North, left on Pond Street to #1

MLS#: X13092690 **PIN#:** 441020148
Possession Remarks: TBD
Legal: PT LT 52 N OF BEDFORD ST PL 169 AS IN LR254771 (FIRSTLY); WESTPORT

Kitchens: 1
Fam Rm: Y
Basement: Unfinished
Fireplace/Stv: Y
Heat: Forced Air / Propane
A/C: Central Air
Central Vac: Yes
Apx Age:
Apx Sqft: 2000-2500
Lot Size Source: GeoWarehouse
Roof: Asphalt Shingle
Foundation: Concrete, Concrete Block, Poured Concrete, Stone
Assessment: POTL:
POTL Mo Fee:
Elevator/Lift:
Laundry Lev:
Phys Hdcap-Eqp: Main

Exterior: Vinyl Siding
Gar/Gar Spcs: Attached / 2
Drive: Private Double
Drive Park Spcs: 3
Tot Prk Spcs: 5
UFFI:
Pool: None
Energy Cert:
Cert Level:
GreenPIS:
Prop Feat: Beach, Central Vacuum, Family Room, Fireplace/Stove, Golf, Lake/Pond, Place Of Worship, Waterfront, Waterfront, Wooded/Treed
Exterior Feat: Deck, Privacy, TV Tower/Antenna, Year Round Living
Interior Feat: Atrium, Auto Garage Door Remote, Central Vacuum, Primary Bedroom - Main Floor, Workbench
Security Feat: Smoke Detector

Zoning: R1
Cable TV: Yes
Hydro: Yes
Gas: No
Phone: A
Water: Municipal
Water Supply Type:
Sewer: Septic
Spec Desig: Unknown
Farm/Agr:
Waterfront: Direct
Retirement:
Accessibility Feat:
Bath Grab Bars,Level Entrance,Multiple Entrances,Parking
Under Contract:
Hot Water Heater,Propane Tank
HST Applicable to Not Subject to HST
Sale Price:
Oth Struct: Shed
Survey Type: Available

Water Body Name: Westport Pond
Water Body Type: Pond
Water Frontage (M): 100
Topography: Sloping, Wooded/Treed
Water Features: Other
Access to Property: Year Round Municipal Road
Docking Type: None
Water View: Direct
WaterfrontYN: Yes
Waterfront: Direct

Shoreline: Natural
Shoreline Allowance: None
Shoreline Exp: S
Alternative Power: None
Easements/Restrict: Unknown
Rural Services: Cell Services, Electricity Connected, Garbage Pickup, Internet High Speed, Recycling Pickup, Telephone Available
Waterfront Accessory Bldgs: Not Applicable

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Mudroom	Main	7.22	x3.94	Tile Floor		
2	Foyer	Main	7.87	x 7.22	Laminate		
3	Living	Main	14.44	x 13.12	Laminate	Fireplace	
4	Family	Main	21	x 17.72	Laminate		
5	Prim Bdrm	Main	14.44	x10.17	Laminate		
6	Bathroom	Main	8.2	x5.91	3 Pc Ensuite	Tile Floor	
7	Bathroom	Main	9.19	x6.89	3 Pc Bath	Vinyl Floor	Combined W/Laundry
8	Kitchen	Main	17.06	x13.12	Vinyl Floor	W/O To Deck	Fireplace
9	2nd Br	2nd	16.73	x10.17	Hardwood Floor		
10	Sunroom	Main	19.03	x 8.2			
11	3rd Br	2nd	14.76	x7.55	Broadloom		
12	4th Br	2nd	9.51	x9.19	Broadloom		
13	Bathroom	2nd	9.19	x6.56	4 Pc Bath	Vinyl Floor	

Client Remks: Nestled in the heart of Westport, this classic older home offers timeless character and stunning southerly views over Westport Pond. Set at the base of Foley Mountain, the property enjoys a picturesque backdrop-especially vibrant in the fall when the landscape comes alive with colour. The main floor is thoughtfully laid out for convenient living, featuring a kitchen, living room, and family room, along with a primary bedroom complete with a 4-pc ensuite. An additional 3-pcbathroom incorporates a laundry area, adding extra functionality. Step outside to a spacious front deck-perfect for relaxing or entertaining while taking in the tranquil water views. From this level, access is also provided through a charming seasonal greenhouse space that connects to the attached two-car garage. Upstairs, you will find two additional bedrooms and a four-piece bathroom, offering comfortable accommodations for family or guests. The property itself features a gently sloping lot leading down to the water, dotted with mature trees that provide both privacy and natural beauty. A storage building adds practical space for tools, equipment or recreational gear. Located just a short walk into town, you will enjoy easy access to local restaurants, shops, groceries, and year-round amenities-making this an ideal blend of peaceful waterfront living and small-town convenience.

Inclusions: Large oak dining table (8' long), Window coverings, Refrigerator, Microwave, Stove, Washer and Dryer, Large mirror in downstairs bedroom, Mirror in upstairs hallway Fireplace x2 Dishwasher Piano

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

Questions? Contact us:

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