



24 Rideau St Westport Ontario K0G 1X0 Westport 815 - Westport Leeds and Grenville SPIS: N Taxes: \$2,981.51/2024		List: \$549,000 For: Sale DOM: 50	
Duplex Link: 2-Storey	Front On: N Acre: < .50	Rms: 12 Bedrooms: 5 Washrooms: 2 1x4xMain, 1x4xUpper	
Lot: 50 x 150 Feet Irreg: Dir/Cross St: Rideau Street and Concession Street			

MLS#: X12084106 PIN#: 441020191
Fractional Ownership: N
Possession Remarks: TBD

Kitchens: 2 Fam Rm: Y Basement: Full / Unfinished Fireplace/Stv: N Heat: Baseboard / Electric A/C: None Central Vac: N Apx Age: 100+ Apx Sqft: 2000-2500 Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:	Exterior: Vinyl Siding Drive: Mutual Gar/Gar Spcs: None / 0 Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Beach, Family Room, Golf, Lake Access, Library, Place Of Worship, School	Zoning: R1 Cable TV: Y Hydro: Y Gas: N Phone: Y Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:
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Topography: Level,Wooded/Treed Access to Property: Municipal Road,Paved Road,Year Round Municipal Road	Rural Services: Cell Services,Electricity Connected,Garbage Pickup,Internet High Speed,Phone Connected,Recycling Pickup,Street Lights,Telephone Available
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Kitchen	Main	16.4	x 12.14	Vinyl Floor	
2	Living	Main	16.4	x 12.14		
3	Br	Main	15.42	x 11.15		
4	Br	Main	12.14	x 11.15		
5	Bathroom	Main	9.84	x 7.87	Vinyl Floor	4 Pc Bath
6	Laundry	Main	7.87	x 6.89	Vinyl Floor	
7	Kitchen	2nd	15.42	x 13.12	Vinyl Floor	
8	Living	2nd	16.73	x 12.14	Hardwood Floor	
9	Bathroom	2nd	7.55	x 5.25	Vinyl Floor	4 Pc Bath
10	Br	2nd	11.48	x 10.83		
11	Br	2nd	11.81	x 11.15		
12	Br	2nd	10.83	x 10.5		

Client Remks: Investment opportunity awaits in the beautiful Village of Westport! This upper and lower duplex is conveniently located within walking distance of all amenities. The main level floor plan consists of 2 bedrooms, a full bathroom, an eat-in style kitchen, a large and cozy living room and laundry room. This level is bright and full of light with a deck located by the entrance way at the side of the building. The second level consists of a 3-bedroom apartment with a large living room, full bathroom, and a kitchen located at the rear. The upper level has a private entry at the rear of the home and laundry facilities just inside of the door. The house sits on a full undeveloped basement, has a large, treed lot and is serviced by municipal water and sewer. The house has a shared laneway with the adjacent property, offering ample parking. Both units have tenants currently and 24 hours notice is required for showings. Extras: Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE Ph: 613-273-9595
