



24 Rideau St **List: \$559,000 For: Sale**
Westport Ontario K0G 1X0
 Westport 815 - Westport Leeds and Grenville
SPIS: N **Taxes: \$2,981.51/2024** **DOM: 0**

Duplex **Front On: N** **Rms: 12**
Link: **Acre: < .50** **Bedrooms: 5**
 2-Storey **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	Exterior: Vinyl Siding	Zoning: R1
Fam Rm: Y	Drive: Mutual	Cable TV: Y
Basement: Full / Unfinished	Gar/Gar Spcs: None / 0	Hydro: Y
Fireplace/Stv: N	Drive Park Spcs: 2	Gas: N
Heat: Baseboard / Electric	Tot Prk Spcs: 2	Phone: Y
A/C: None	UFFI:	Water: Municipal
Central Vac: N	Pool: None	Water Supply:
Apx Age: 100+	Energy Cert:	Sewer: Sewers
Apx Sqft: 2000-2500	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Agr:
POTL:	Prop Feat: Beach, Family Room, Golf, Lake Access, Library, Place Of Worship, School	Waterfront:
POTL Mo Fee:		Retirement:
Elevator/Lift:		Oth Struct:
Laundry Lev: Main		
Phys Hdcap-Eqp:		

Topography: Level,Wooded/Treed **Rural Services:**
Access to Property: Municipal Road,Paved Road,Year Round Municipal Road
 Cell Services,Electricity Connected,Garbage Pickup,Internet High Speed,Phone Connected,Recycling Pickup,Street Lights,Telephone Available

#	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