



25 George St E
Westport Ontario K0G 1X0
 Westport 815 - Westport Leeds and Grenville
SPIS: N Taxes: \$6,210.19/2025 DOM: 0

Detached **Front On: E Rms: 15**
Link: N Acre: .50-1.99 Bedrooms: 2 + 2
 Bungalow **Washrooms: 3**
 2x4xMain, 1x3xBsmt

Lot: 89.78 x 188.22 Feet Irreg:
Dir/Cross St: George Street / Spring Street
Directions: Westport to George Street. Follow to signs.

MLS#: X12892940 PIN#: 441020211
Possession Remarks: TBD
Legal: LT 19 PL 169 (FORMERLY BLK E PL 73 AND FORMERLY PL 94); PT LT 18 PL 169 (FORMERLY BLK E PL 73 AND FORMERLY PL 94) PT 1 28R12661; WESTPORT

<p>Kitchens: 1 Fam Rm: N Basement: Full / Finished Fireplace/Stv: Y Heat: Forced Air / Propane A/C: Central Air Central Vac: Y Apx Age: Year Built: 2008 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:</p>	<p>Exterior: Vinyl Siding Gar/Gar Spcs: Attached / 1 Park/Drive: Drive: Private Double Drive Park Spcs: 4 Tot Prk Spcs: 5 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Beach, Central Vacuum, Fireplace/Stove, Golf, Park, Place Of Worship, School, Wooded/Treed Exterior Feat: Privacy, Year Round Living Interior Feat: Auto Garage Door Remote, Central Vacuum, ERV/HRV, Generator - Partial, Primary Bedroom - Main Floor, Sump Pump, Water Softener Security Feat: Carbon Monoxide Detectors, Smoke Detector</p>	<p>Zoning: Cable TV: Y Hydro: Y Gas: N Phone: Y Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Under Contract: Hot Water Tank-Propane, Propane Tank HST Applicable to: Not Subject to HST Sale Price: Oth Struct: Garden Shed Survey Year: 2006 Survey Type: Available</p>
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Topography: Flat, Wooded/Treed

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	5.25	x 3.61	Tile Floor
2	Living	Main	12.8	x 12.8	Hardwood Floor
3	Dining	Main	19.36	x 16.4	Hardwood Floor
4	Bathroom	Main	7.87	x 4.92	4 Pc Bath
5	2nd Br	Main	12.14	x 9.35	Hardwood Floor
6	Kitchen	Main	12.14	x 11.15	Tile Floor
7	Sunroom	Main	12.14	x 9.51	Laminate
8	Prim Bdrm	Main	12.24	x 10.96	Hardwood Floor
9	Bathroom	Main	9.84	x 7.22	4 Pc Ensuite
10	Laundry	Main	14.76	x 8.2	Tile Floor
11	Bathroom	Bsmt	8.53	x 7.61	3 Pc Bath
12	3rd Br	Bsmt	14.11	x 11.91	Laminate
13	4th Br	Bsmt	14.11	x 11.91	Laminate
14	Rec	Bsmt	32.81	x 14.11	Tile Floor
15	Utility	Bsmt	11.48	x 10.5	Concrete Floor

Client Remks: This exceptional home sits on a large, beautifully landscaped lot along a quiet street in the charming village of Westport. Nestled along the shores of Upper Rideau Lake, Westport offers a vibrant lifestyle rich in heritage, dining, entertainment, and everyday amenities. This meticulously maintained bungalow sits on one of the largest lots in town, surrounded by mature trees and stunning gardens that create a peaceful, private setting. Pride of ownership is evident throughout every detail of the home. The main floor features two spacious bedrooms, two full bathrooms, and a bright open-concept layout that connects the living room, dining area, and kitchen. Just off the kitchen, a large sunroom filled with natural light provides the perfect space to relax, offering direct access to the backyard. There is also a main floor laundry room and an attached 1.5-car garage. The fully finished lower level offers even more living space, complete with two additional bedrooms, a full bathroom, and a very large recreation room-ideal for family living or entertaining. The utility room includes a forced air propane furnace, a propane hot water tank, a water softener, and a sump pump with battery backup. The home also has an on-demand propane generator, providing peace of mind during power outages. Perfectly situated, you can enjoy a short walk to the nearby park

or easily access everything the town offers within minutes. Outdoors, the property truly shines in bloom, offering a tranquil and expansive yard with plenty of space for family activities, gardening, and relaxation. This is a truly special property-a place you will be proud to call home.
Inclusions: Fridge, stove, washer, dryer, dishwasher, microwave, grey wardrobe, all window coverings, Generac generator, handmade Pewter chandelier in dining room, blue wardrobe in the basement bedroom

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