



26 Bedford St Westport Ontario K0G 1X0 Westport 815 - Westport Leeds and Grenville SPIS: N Taxes: \$6,671.35/2024 DOM: 0	
Detached Link: N 2-Storey	Front On: N Acre: < .50 Rms: 15 Bedrooms: 3 Washrooms: 4 1x2xMain, 3x3x2nd
Lot: 52.99 x 222.95 Feet Irreg: Dir/Cross St: Main Street & Bedford Street	

MLS#: X12120475 PIN#: 441020346
Possession Remarks: TBD

Kitchens: 1 Fam Rm: Y Basement: Full / Unfinished Fireplace/Stv: Y Heat: Forced Air / Propane A/C: Central Air Central Vac: Y Apx Age: Apx Sqft: 3000-3500 Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Upper Phys Hdcap-Eqp:	Exterior: Brick / Vinyl Siding Drive: Pvt Double Gar/Gar Spcs: None / 0 Drive Park Spcs: 4 Tot Prk Spcs: 4 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Beach, Central Vacuum, Family Room, Fireplace/Stove, Golf, Lake Access, Library, School, Wooded/Treed	Zoning: R1 Cable TV: A Hydro: Y Gas: N Phone: Y Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: None Retirement: Oth Struct: Aux Residences, Garden Shed
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Topography: Rolling,Wooded/Treed Docking Type: None Waterfront: None	Easements/Restrict: Easement,Unknown Rural Services: Cable Available,Cell Services,Electricity Connected,Garbage Pickup,Internet High Speed,Recycling Pickup,Street Lights,Telephone Available
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Foyer	Main	17.39	x 7.55	Tile Floor	Laminate
2	Living	Main	17.72	x 14.76	Laminate	
3	Dining	Main	13.12	x 8.86	Laminate	
4	Kitchen	Main	17.72	x 12.8	Laminate	W/O To Porch
5	Foyer	Main	9.51	x 5.25	Tile Floor	
6	Bathroom	Main	4.59	x 1.97	Tile Floor	2 Pc Bath
7	Family	Main	17.06	x 9.51	Laminate	W/O To Porch Fireplace
8	Office	2nd	19.36	x 10.83	Laminate	W/O To Balcony
9	Bathroom	2nd	9.84	x 7.55	Tile Floor	3 Pc Bath Combined W/Laundry
10	Other	2nd	9.51	x 5.58	Laminate	
11	Prim Bdrm	2nd	13.12	x 10.17	Hardwood Floor	
12	Bathroom	2nd	6.23	x 5.91	Tile Floor	3 Pc Ensuite
13	2nd Br	2nd	9.84	x 9.19	Wood Floor	
14	3rd Br	2nd	12.8	x 11.15	Wood Floor	
15	Bathroom	2nd	5.91	x 5.91	Tile Floor	3 Pc Ensuite

Client Remks: Stunning century home in the Village of Westport. This home is absolutely impressive in every way and is located on a large lot with stunning views over the Westport Mill Pond, and Foley Mountain. The two story, red brick home was built circa 1900 and has been tastefully updated and is in superb condition. The floor plan of this home consists of a large foyer with powder room, a bright and spacious kitchen with an attached formal dining room and direct access out to a screened-in covered porch, which is a perfect spot for relaxing dinners. From the dining room, you enter into a beautiful living room with a corner propane fireplace. Behind the kitchen is a cozy family room with its own corner propane fireplace. This room also has direct access to a second screened-in covered porch with terrific views over the backyard and Mill Pond. Just in from the foyer is a set of stairs that brings you to the separate second level which has a large room currently set up as an office but could be a 4th bedroom. Up the main set of stairs in the centre of the home leads you to the second level where you will find three large bedrooms and a full bathroom with a laundry area and attached storage room. Two of these bedrooms have their own 3-pc ensuite making it convenient for your family or guests. Outside you will find beautiful landscaping, a private backyard and a large, insulated cottage. The cottage has a main floor living room with a free-standing propane fireplace, a small kitchen and a laundry area. Upstairs, you will find a full bathroom, two bedroom areas with one having a deck looking out across the pond and Foley Mountain. Behind the cottage is a private yard that has deeded access through from the rear parking lot of the Town Hall. All the amenities you need are located within walking

distance of this home. Walk to the Upper Rideau Lake harbour, to the beach on Sand Lake or enjoy some of the unique shopping dining opportunities available in the village.

Extras:

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