

	<b>28 George St</b> <b>Westport Ontario K0G 1X0</b> Westport 815 - Westport Leeds and Grenville <b>SPIS:</b> N <b>Taxes:</b> \$8,354/2024 <b>DOM:</b> 0						
	<b>Detached</b> <b>Link:</b> N Bungalow	<b>Front On:</b> N <b>Acre:</b>  <b>Rms:</b> 10 <b>Bedrooms:</b> 2 + 2 <b>Washrooms:</b> 3 1x3xMain, 1x4xMain, 1x4xBsmt					
	<b>Lot:</b> 120 x 101.88 Feet <b>Irreg:</b> <b>Dir/Cross St:</b> George St & Concession Street <b>Directions:</b> George Street in Westport						
<b>MLS#:</b> X12351892 <b>PIN#:</b> 441020221 <b>Possession Remarks:</b> TBD							
<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished / Full <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Propane <b>A/C:</b> Central Air <b>Central Vac:</b> Y <b>Apx Age:</b> <b>Apx Sqft:</b> 1500-2000 <b>Lot Shape:</b> Irregular <b>Lot Size Source:</b> GeoWarehouse <b>Roof:</b> Metal <b>Foundation:</b> Insulated Concrete Form,Poured Concrete <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> Main <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Stone / Vinyl Siding <b>Gar/Gar Spcs:</b> Attached / 2 <b>Park/Drive:</b> <b>Drive:</b> Private Double <b>Drive Park Spcs:</b> 6 <b>Tot Prk Spcs:</b> 8 <b>UFFI:</b> <b>Pool:</b> Indoor <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Beach, Central Vacuum, Family Room, Fireplace/Stove, Golf, Lake Access, Library, Park, School <b>Exterior Feat:</b> Deck,Hot Tub,Landscape Lighting,Landscaped,Porch Enclosed,Year Round Living <b>Interior Feat:</b> Air Exchanger,Built-In Oven,Carpet Free,Central Vacuum,Countertop Range,ERV/HRV,On Demand Water Heater,Primary Bedroom - Main Floor,Sewage Pump,Solar Tube,Storage Area Lockers,Sump Pump,Water Heater Owned,Water Softener,Water Treatment <b>Security Feat:</b> Carbon Monoxide Detectors,Smoke Detector	<b>Zoning:</b> <b>Cable TV:</b> A <b>Hydro:</b> Y <b>Gas:</b> N <b>Phone:</b> Y <b>Water:</b> Municipal <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> None <b>Retirement:</b> <b>Accessibility Feat:</b> Bath Grab Bars,Hard/Low Nap Floors <b>HST Applicable to</b> Not Subject to HST <b>Sale Price:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None					
<b>Topography:</b> Flat,Level,Wooded/Treed <b>Access to Property:</b> Municipal Road,Year Round Municipal Road <b>Waterfront:</b> None <b>Alternative Power:</b> None <b>Easements/Restrict:</b> Unknown <b>Rural Services:</b> Cable Available,Cell Services,Electricity Connected,Garbage Pickup,Internet High Speed,Recycling Pickup,Street Lights,Telephone Available							
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>		
1		Main	17.72	x 7.87	Tile Floor		
2	Kitchen	Main	20.01	x 11.48	Hardwood Floor		
3	Dining	Main	20.01	x 7.87	Hardwood Floor		
4	Living	Main	20.01	x 13.78	Hardwood Floor		
5	Family	Main	13.12	x 12.47	Hardwood Floor		
6	2nd Br	Main	13.45	x 12.14	Hardwood Floor		
7	Prim Bdrm	Main	15.42	x 13.45	Hardwood Floor	W/I Closet	4 Pc Ensuite
8	Bathroom	Main	14.76	x 7.55	5 Pc Ensuite	Tile Floor	
9	Bathroom	Main	8.86	x 7.87	3 Pc Bath	Tile Floor	
10	Other	Main	22.31	x 13.45	Tile Floor		
11	Sunroom	Main	19.69	x 9.84			
12	Laundry	Main	24.28	x 25.92	Tile Floor		

**Client Remks:** Stunning quality-built home located in the charming Village of Westport. This beautiful home is located on a quiet street and sits on a well-landscaped lot backing onto the park. The home and property show pride of ownership everywhere you look with impressive landscaping, a stunning home and 2-car attached garage that has been constructed with high quality construction. As you enter the home via the welcoming foyer, you can catch the sunlight filtering through the glass block wall. Stepping around the corner into the central part of the home is simply a jaw dropping experience. In this area you will find an impressive and modern kitchen with everything you need to cook or entertain, a dining area and a large family room with a propane fireplace. The ceilings in this area are tall with added skylights making this area bright and open. There are huge doors leading to a cedar sun-room with Sunspace Windows and views out to the park. If you are interested in a morning swim or relaxing in a hot tub, you can do just that in the beautiful indoor hydropool that is located in a separate room that is full of windows and has a shower area. This custom built home has 4 bedrooms, 3 bathrooms, a fully furnished basement, forced air propane, in-floor heat, central air, municipal services and more. The location is ideal with a short walk to all amenities, restaurants and shops in this welcoming community on the Historic Rideau Canal System. Adjacent lot with an old garage and storage bay can be purchased separately.

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