

*Park Views &  
Year-Round Luxury!*



## 28 George Street, Westport, ON

**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.

- # X12351892
- \$ \$1,690,000
- 4 Bedrooms
- 3 Bathrooms
- Lot: 120 x 101 Ft

*Your Total Real Estate Package!*

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



[www.gurreathomes.com](http://www.gurreathomes.com)

[info@gurreathomes.com](mailto:info@gurreathomes.com)

**(613) 273-9595**



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Westport, ON**

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## Features

***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 sunroom 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 hydro pool 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.*

## Directions

- Westport, George Street.

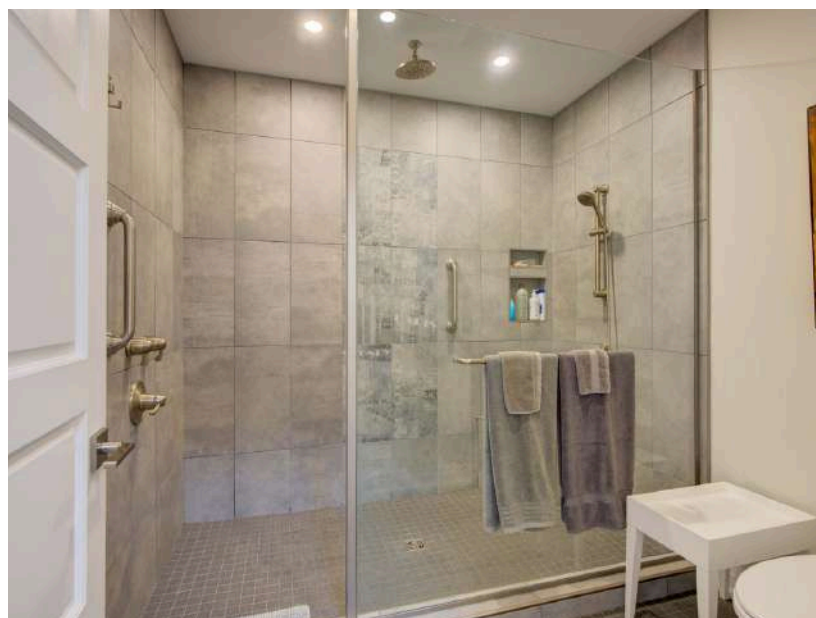


# GALLERY





# GALLERY

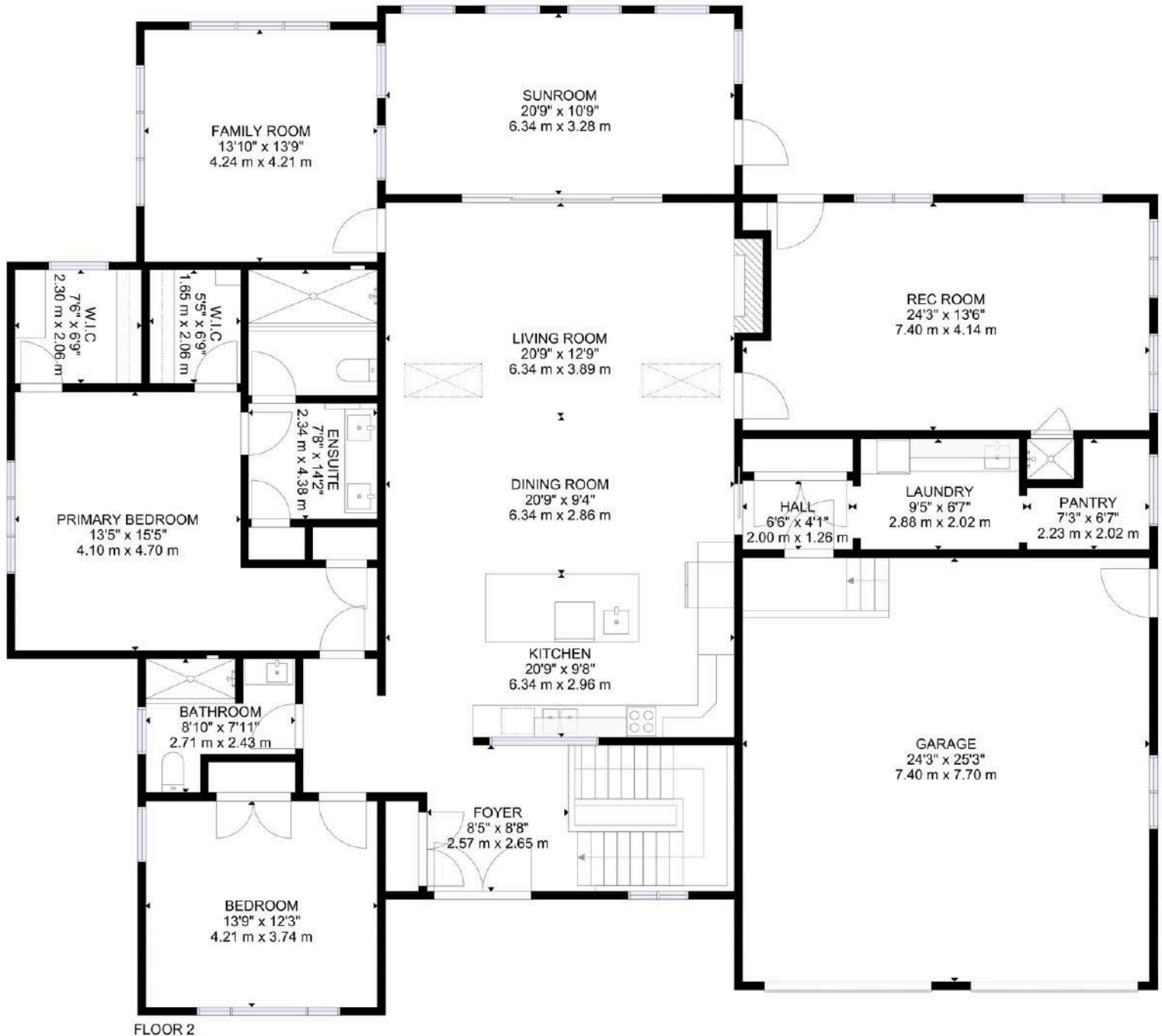




# GALLERY



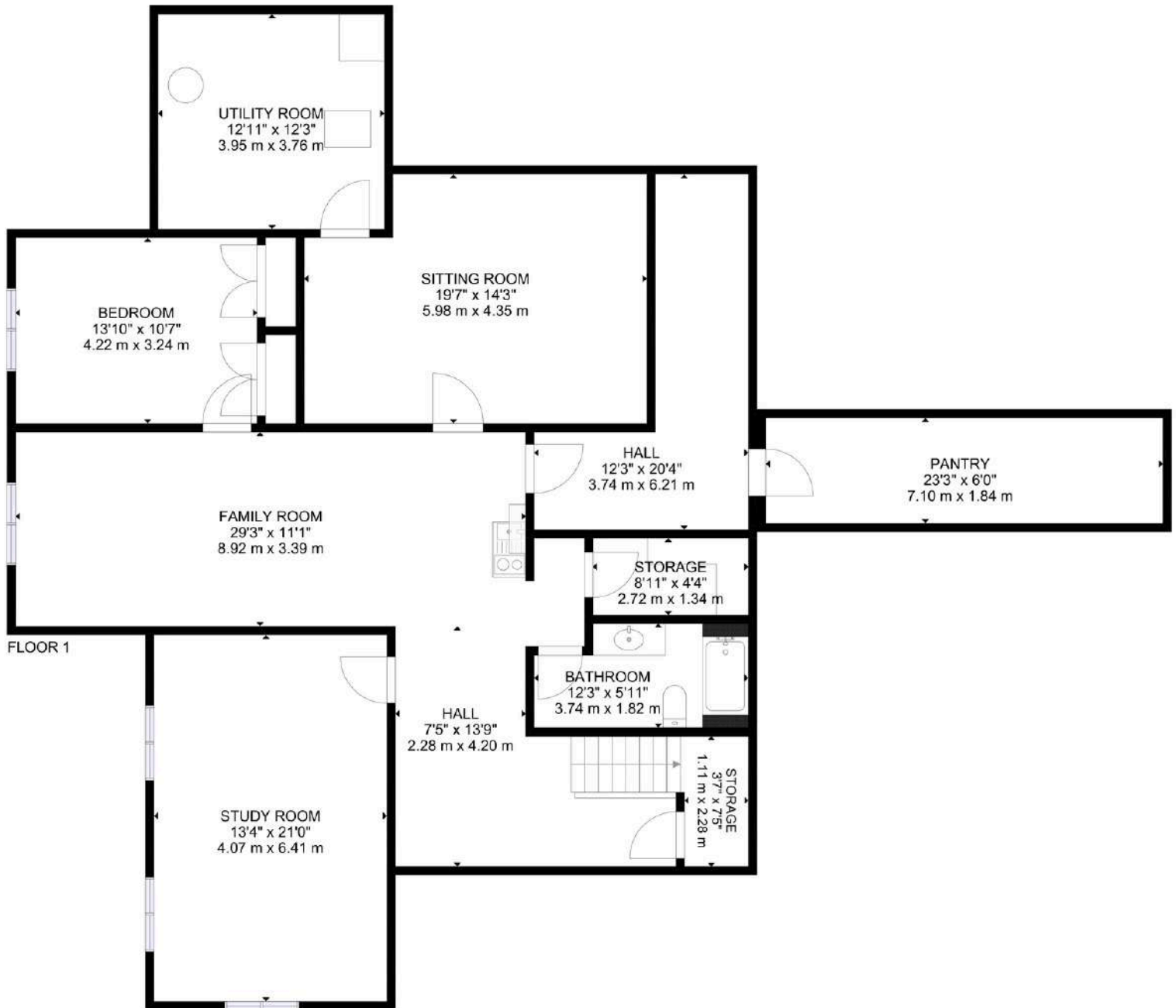
# FLOOR PLAN: MAIN FLOOR



GROSS INTERNAL AREA  
 FLOOR 1: 2626 sq.ft, 244 m<sup>2</sup>, FLOOR 2: 1883 sq.ft, 175 m<sup>2</sup>  
 EXCLUDED AREA: GARAGE: 613 sq.ft, 57 m<sup>2</sup>  
 TOTAL: 4509 sq.ft, 419 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# FLOOR PLAN: BASEMENT



GROSS INTERNAL AREA  
 FLOOR 1: 2626 sq.ft, 244 m<sup>2</sup>, FLOOR 2: 1883 sq.ft, 175 m<sup>2</sup>  
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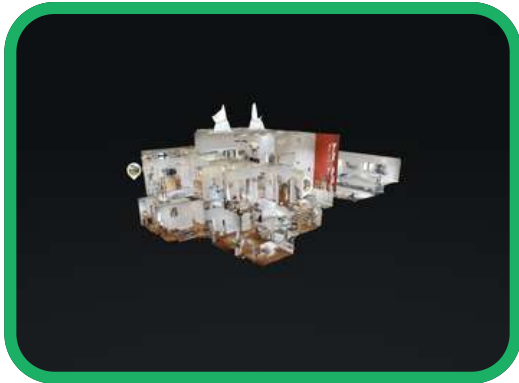
# AERIAL IMAGES





# INTERACTIVE LINKS

## Virtual Tour



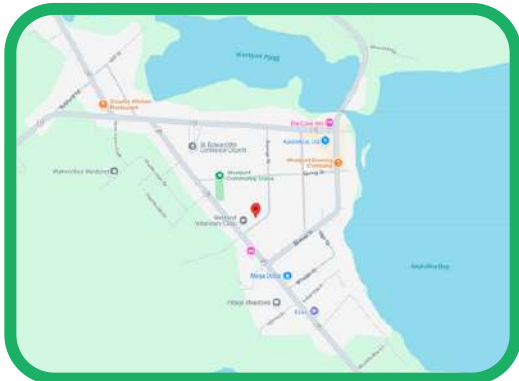
Scan the QR Code or Visit:  
<https://my.matterport.com/show/?m=Um2cx5Zaktc>

## Video Tour



Scan the QR Code or Visit:  
<https://youtu.be/P6fMF75yR-s>

## Google Maps



Scan the QR Code or Visit:  
<https://maps.app.goo.gl/PvdifTtbntJmkLWQ7>


## Panorama



Scan the QR Code or Visit:  
<https://360panos.org/panos/28GeorgeStreet2/>



# MLS LISTING

	<b>28 George St</b> <b>Westport Ontario K0G 1X0</b> Westport 815 - Westport Leeds and Grenville <b>SPIS: N</b> <b>Taxes: \$8,354/2024</b> <b>DOM: 0</b>		<b>List: \$1,690,000 For: Sale</b>																																																																															
	Detached <b>Link: N</b> Bungalow	<b>Front On: N</b> <b>Acre:</b>	<b>Rms: 10</b> <b>Bedrooms: 2 + 2</b> <b>Washrooms: 3</b> 1x3xMain, 1x4xMain, 1x4xBsmt																																																																															
	<b>Lot: 120 x 101.88 FeetIrreg:</b> <b>Dir/Cross St: George St &amp; Concession Street</b> <b>Directions: George Street in Westport</b>																																																																																	
<b>MLS#: X12351892      PIN#: 441020221</b> <b>Possession Remarks: TBD</b>																																																																																		
<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 1500-2000 <b>Apx Age:</b> Irregular <b>Apx Sqft:</b> GeoWarehouse <b>Lot Shape:</b> Metal <b>Lot Size Source:</b> <b>Roof:</b> <b>Foundation:</b> Insulated Concrete Form,Poured Concrete	<b>Exterior:</b> Stone / Vinyl Siding <b>Gar/Gar Spcs:</b> Attached / 2 <b>Park/Drive:</b> Private Double 6 8 <b>Drive: Drive</b> Indoor <b>Park Spcs: Tot</b> <b>Prk Spcs: UFFI:</b> <b>Pool: Energy</b> <b>Cert: Cert Level:</b> <b>GreenPIS: Prop</b> <b>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</b> <b>Type:</b> <b>Sewer:</b> Sewers <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> None <b>Waterfront:</b> <b>Retirement:</b> <b>Accessibility</b> <b>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																																																																																		
<table border="1"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th>Length (ft)</th> <th>Width (ft)</th> <th>Description</th> </tr> </thead> <tbody> <tr><td>1</td><td>Main</td><td>Main</td><td>17.72</td><td>x7.87</td><td>Tile Floor</td></tr> <tr><td>2</td><td>Kitchen</td><td>Main</td><td>20.01</td><td>x11.48</td><td>Hardwood Floor</td></tr> <tr><td>3</td><td>Dining</td><td>Main</td><td>20.01</td><td>x7.87</td><td>Hardwood Floor</td></tr> <tr><td>4</td><td>Living</td><td>Main</td><td>20.01</td><td>x13.78</td><td>Hardwood Floor</td></tr> <tr><td>5</td><td>Family</td><td>Main</td><td>13.12</td><td>x12.47</td><td>Hardwood Floor</td></tr> <tr><td>6</td><td>2nd Br</td><td>Main</td><td>13.45</td><td>x12.14</td><td>Hardwood Floor</td></tr> <tr><td>7</td><td>Prim Bdrrm</td><td>Main</td><td>15.42</td><td>x13.45</td><td>Hardwood Floor</td></tr> <tr><td>8</td><td>Bathroom</td><td>Main</td><td>14.76</td><td>x7.55</td><td>Hardwood Floor</td></tr> <tr><td>9</td><td>Bathroom</td><td>Main</td><td>8.86</td><td>x7.87</td><td>5 Pc Ensuite</td></tr> <tr><td>10</td><td>Other</td><td>Main</td><td>22.31</td><td>x13.45</td><td>3 Pc Bath</td></tr> <tr><td>11</td><td>Sunroom</td><td>Main</td><td>19.69</td><td>x 9.84</td><td>Tile Floor</td></tr> <tr><td>12</td><td>Laundry</td><td>Main</td><td>24.28</td><td>x25.92</td><td>Tile Floor</td></tr> </tbody> </table>	#	Room	Level	Length (ft)	Width (ft)	Description	1	Main	Main	17.72	x7.87	Tile Floor	2	Kitchen	Main	20.01	x11.48	Hardwood Floor	3	Dining	Main	20.01	x7.87	Hardwood Floor	4	Living	Main	20.01	x13.78	Hardwood Floor	5	Family	Main	13.12	x12.47	Hardwood Floor	6	2nd Br	Main	13.45	x12.14	Hardwood Floor	7	Prim Bdrrm	Main	15.42	x13.45	Hardwood Floor	8	Bathroom	Main	14.76	x7.55	Hardwood Floor	9	Bathroom	Main	8.86	x7.87	5 Pc Ensuite	10	Other	Main	22.31	x13.45	3 Pc Bath	11	Sunroom	Main	19.69	x 9.84	Tile Floor	12	Laundry	Main	24.28	x25.92	Tile Floor	W/I Closet      4 Pc Ensuite Tile Floor      Tile Floor			
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<b>Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE Ph: 613-273-9595</b>																																																																																		





## Questions? Contact us:

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



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Westport, ON K0G 1X0

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Kingston, ON K7P 2Y5

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