

*Stunning Custom Home  
in Westport!*



## 28 George Street, Westport, ON

Living in the Village of Westport is amazing but living in this quaint village in a stunning custom built home is even better! This beautiful home is located on a quiet street and sits on a double lot backing onto the park. The home and property shows 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. The property includes two lot with a storage building with a garage bay located on the second lot. Once inside the home, you will be in the welcoming foyer where 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.

- # X12009916
- \$ \$1,849,000
- 4 Bedrooms
- 3 Bathrooms
- Lot: 120 x 101 Ft

*Your Total Real Estate Package!*

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



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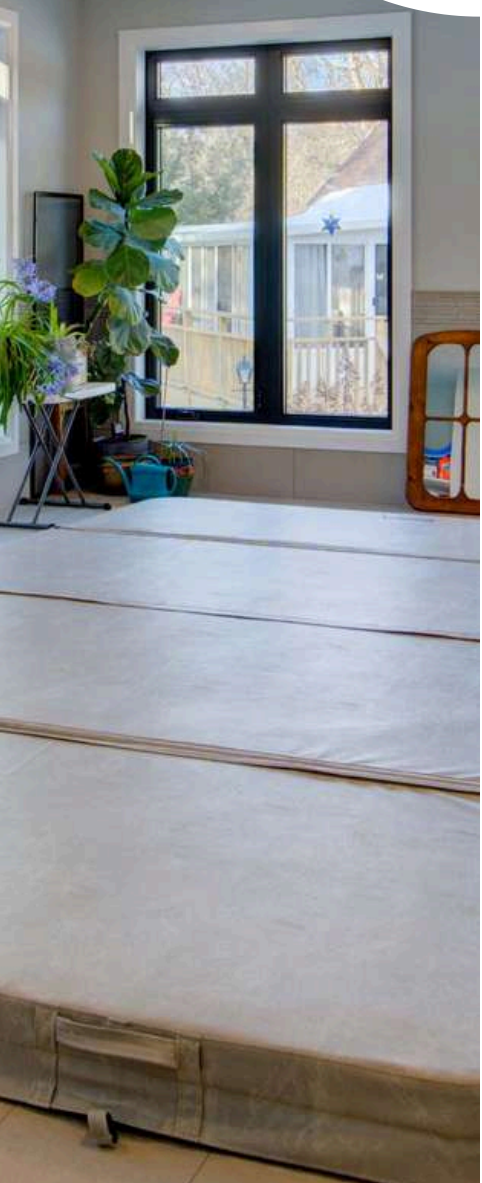
**(613) 273-9595**



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Westport, ON**



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## Features

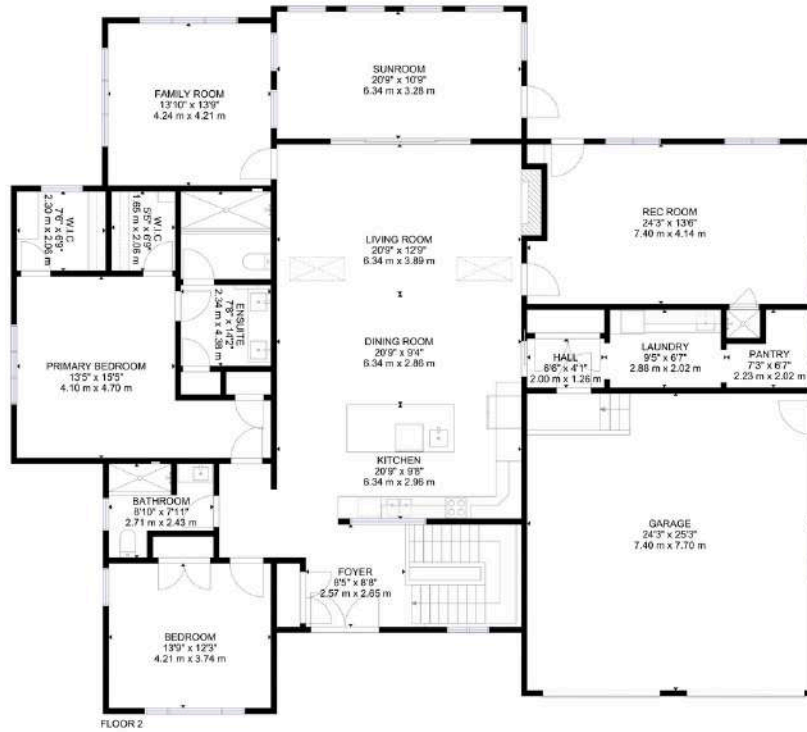
- **Living in the Village of Westport is amazing but living in this quaint village in a stunning custom built home is even better!**
- This beautiful home is located on a quiet street and sits on a double lot backing onto the park. The home and property shows pride of ownership everywhere you look with impressive landscaping, a stunning home and 2-car attached garage that has been constructed with high quality construction.
- The property includes two lot with a storage building with a garage bay located on the second lot.
- Once inside the home, you will be in the welcoming foyer where 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 a stunning 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, well you can do just that in your 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, a heat pump, 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.

## Directions

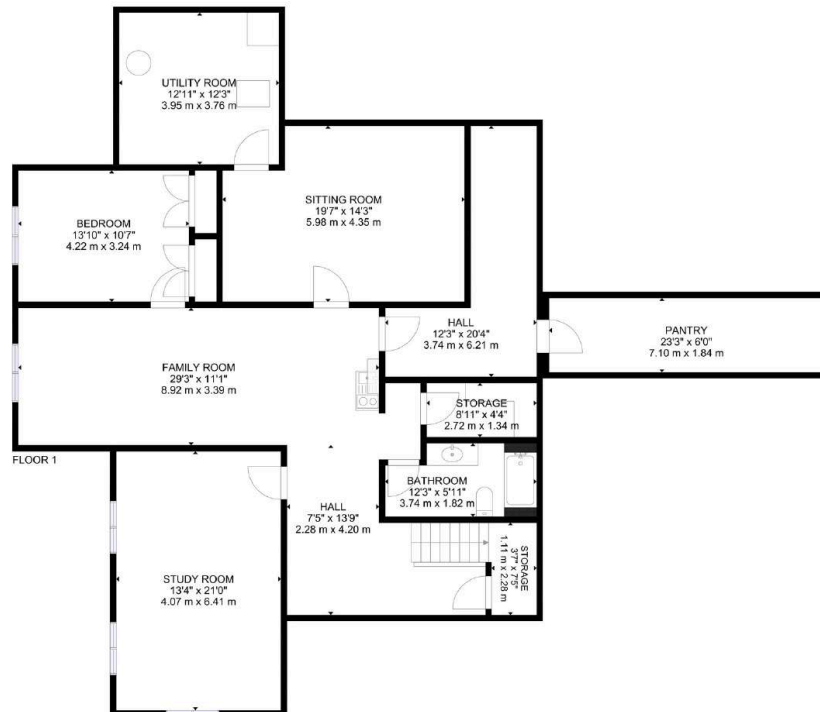
- Westport, George Street.

# FLOOR PLANS

## Main Floor



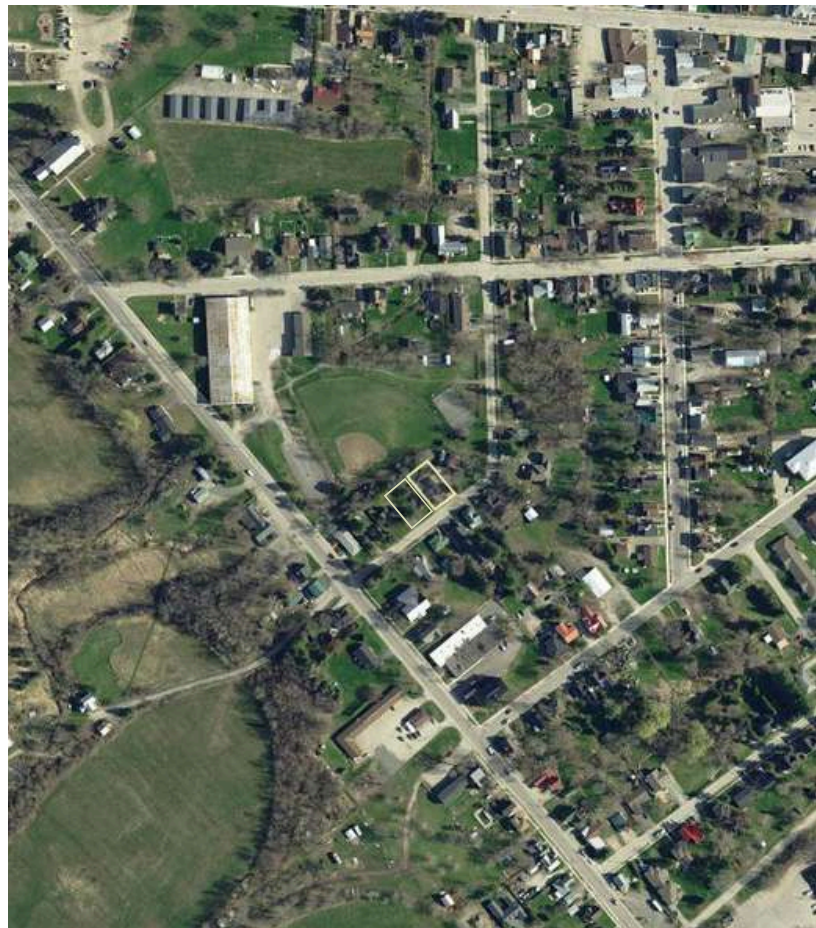
## Basement



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.

# AERIAL IMAGES



# INTERACTIVE LINKS

## Virtual Tour



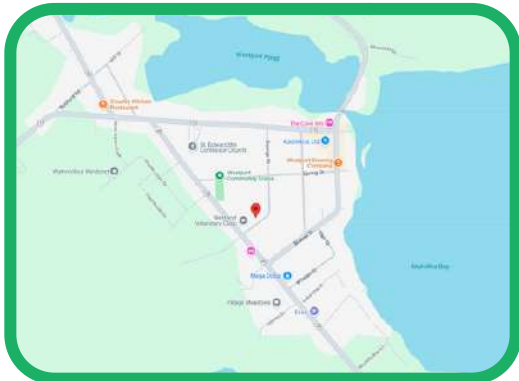
Scan the QR Code or Visit:  
<https://my.matterport.com/show/?m=9mqVGqjEr5H>

## Video Tour



Scan the QR Code or Visit:  
<https://youtu.be/aOzWXb99eao>

## 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/28GeorgeStreet/>

# MLS LISTING

	<b>28 George St</b> <b>Westport Ontario K0G 1X0</b> Westport Leeds and Grenville <b>SPIS: N</b> <b>Taxes: \$10,134/2024</b>	<b>List: \$1,849,000 For: Sale</b>  <b>DOM: 0</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 Feet Irreg:</b> <b>Dir/Cross St: George St &amp; Concession Street</b>		

**MLS#:** X12009916      **PIN#:** 441020221

**Possession Remarks:** 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>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>Drive:</b> Pvt Double <b>Gar/Gar Spcs:</b> Attached / 2 <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>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>Sewer:</b> Sewers <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> None <b>Retirement:</b> <b>Oth Struct:</b> Drive Shed Garden Shed
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**Topography:** Flat, Level, Wooded/Treed

**Access to Property:** Municipal Road, Year Round Municipal Road

**Waterfront:** None

**Alternative Power:** None

**Easements/Restrict:** Unknown

**Rural Services:**

Cable Available, Cell Services, Electricity Connected, Garbage Pickup, Internet High Speed, Recycling Pickup, Street Lights, Telephone Available

#	Room	Level	Length (ft)	Width (ft)	Description
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
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	Tile Floor
12	Laundry	Main	24.28	x 25.92	Tile Floor

**Client Remks:** Living in the Village of Westport is amazing but living in this quaint village in a stunning custom built home is even better! This beautiful home is located on a quiet street and sits on a double lot backing onto the park. The home and property shows 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. The far end of the lot has a storage building with a garage bay. Once inside the home, you will be in the welcoming foyer where 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 a stunning 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, well you can do just that in your beautiful indoor hydopool 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, a heat pump, 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.

**Extras:**

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



## Questions? Contact us:

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



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*Your Total Real Estate Package!*