

*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



www.gurreathomes.com



info@gurreathomes.com

(613) 273-9595



Not intended to solicit clients under contract. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Table of Contents

**28 George Street
Westport, ON**

Features	3
Floorplan	4
Aerial Images	5
Interactive Links	6
MLS Listing	7
Contact Information	8



Features

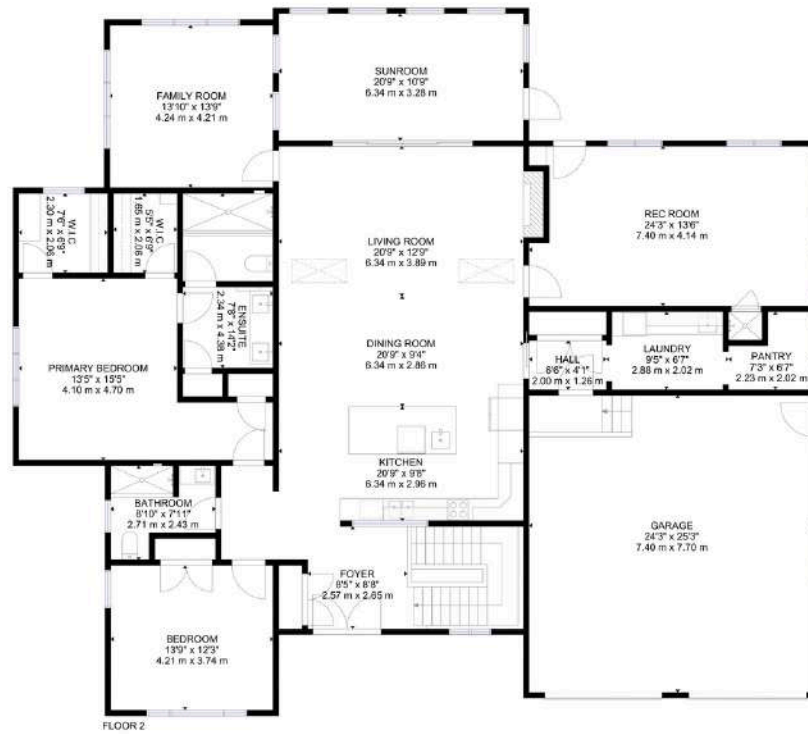
- **Living in the Village of Westport is amazing but living in this quaint village in a stunning custom built home is even better!**
- This beautiful home is located on a quiet street and sits on a double lot backing onto the park. The home and property shows pride of ownership everywhere you look with 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 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, 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

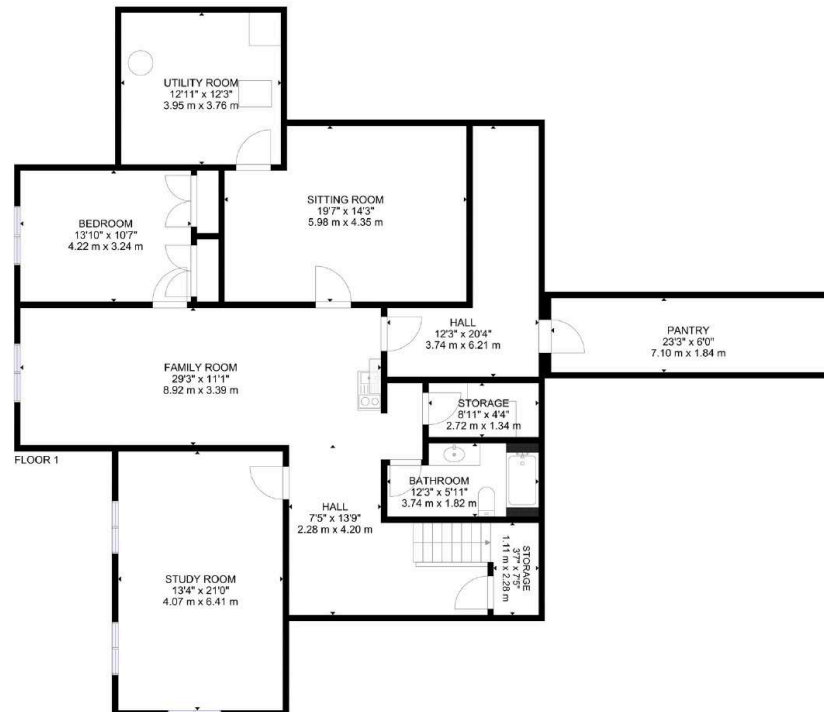
- Westport, George Street.

FLOOR PLANS

Main Floor



Basement



GROSS INTERNAL AREA
 FLOOR 1: 2626 sq.ft, 244 m², FLOOR 2: 1883 sq.ft, 175 m²
 EXCLUDED AREA: GARAGE: 613 sq.ft, 57 m²
 TOTAL: 4509 sq.ft, 419 m²

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/8cnVQ1Xpj8Y>

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



28 George St
Westport Ontario K0G 1X0
 Westport 815 - Westport Leeds and Grenville
SPIS: N **Taxes:** \$10,134/2024 **DOM:** 70
 Detached **Front On:** N **Rms:** 10
Link: N **Acre:** **Bedrooms:** 2 + 2
 Bungalow **Washrooms:** 3
 1x3xMain, 1x4xMain, 1x4xBsmt
Lot: 120 x 101.88 Feet **Irreg:**
Dir/Cross St: George St & Concession Street

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

Possession Remarks: TBD

Kitchens: 1 Fam Rm: Y Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Propane A/C: Central Air Central Vac: Y 1500-2000 Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp: Topography: Flat, Level, Wooded/Treed	Exterior: Stone / Vinyl Siding Drive: Pvt Double Gar/Gar Spcs: Attached / 2 Drive Park Spcs: 6 Tot Prk Spcs: 8 Indoor UFFI: Pool: Energy Cert: Cert Level: GreenPIS: Prop Feat: Beach, Central Vacuum, Family Room, Fireplace/Stove, Golf, Lake Access, Library, Park, School	Zoning: Cable TV: A Hydro: Y Gas: N Phone: Y Water: Municipal Water Supply: Sewers Sewer: Unknown Spec Desig: None Farm/Agr: Drive Shed, Garden Shed Waterfront: Retirement: Oth Struct:
---	---	---

Alternative Power: None

Access to Property: Municipal Road, Year Round Municipal Road **Easements/Restrict:** Unknown

Waterfront: None

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	Kitchen	Main	17.72	x7.87	Tile Floor		
2	Dining	Main	20.01	x11.48	Hardwood Floor		
3	Living	Main	20.01	x7.87	Hardwood Floor		
4	Family	Main	20.01	x13.78	Hardwood Floor		
5	2nd Br	Main	13.12	x12.47	Hardwood Floor		
6	Prim Bdrm	Main	13.45	x12.14	Hardwood Floor		
7	Bathroom	Main	15.42	x13.45	Hardwood Floor	W/I Closet	4 Pc Ensuite
8	Bathroom	Main	14.76	x7.55	5 Pc Ensuite	Tile Floor	
9		Main	8.86	x7.87	3 Pc Bath	Tile Floor	
10	Other	Main	22.31	x13.45	Tile Floor	Tile Floor	
11	Sunroom	Main	19.69	x 9.84	Floor		
12	Laundry	Main	24.28	x25.92			

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 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, 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



Westport Office:
7 Spring Street, P.O. Box 148,
Westport, ON K0G 1X0

www.gurreathomes.com
info@gurreathomes.com
(613) 273-9595

Kingston Office:
640 Cataraqui Woods Drive
Kingston, ON K7P 2Y5

Your Total Real Estate Package!