

	<b>29 Main St</b> <b>Westport Ontario K0G 1X0</b> Westport 815 - Westport Leeds and Grenville <b>SPIS:</b> N <b>Taxes:</b> \$5,600/2024 <b>DOM:</b> 0		<b>List: \$1,299,000 For: Sale</b>		
	Detached <b>Link:</b> N 3-Storey		<b>Front On:</b> E <b>Acre:</b> < .50 <b>Rms:</b> 13 <b>Bedrooms:</b> 4 <b>Washrooms:</b> 4 1x2xMain, 1x4x3rd, 1x3x2nd, 1x3x2nd		
	<b>Lot:</b> 33 x 227 Feet <b>Irreg:</b> <b>Dir/Cross St:</b> Main Street / Bedford Street <b>Directions:</b> Main Street in Westport.				
	<b>MLS#:</b> X12439283 <b>PIN#:</b> 441030064 <b>Legal:</b> WATER LT IN UPPER RIDEAU LAKE IN FRONT OF LT B AND PT OF LT A RANGE 1 PL 169; PT LT B RANGE 1 PL 169 AS IN LR316325; WESTPORT <b>Possession Remarks:</b> TBD				
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Unfinished / Walk-Out <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Propane <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 2500-3000 <b>Lot Size Source:</b> GeoWarehouse <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Poured Concrete,Stone <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> N <b>Laundry Lev:</b> Main <b>Phys Hdcap-Eqp:</b>		<b>Exterior:</b> Vinyl Siding / Hardboard <b>Gar/Gar Spcs:</b> Attached / 1 <b>Park/Drive:</b> <b>Drive:</b> <b>Drive Park Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1 <b>UFFI:</b> No <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Beach, Fireplace/Stove, Golf, Library, Rec Centre, School, Waterfront, Waterfront <b>Exterior Feat:</b> Awnings,Fishing,Hot Tub,Landscaped,Patio,Year Round Living <b>Interior Feat:</b> Bar Fridge,Carpet Free,On Demand Water Heater,Separate Heating Controls,Upgraded Insulation,Water Heater Owned,Water Softener <b>Security Feat:</b> Alarm System,Carbon Monoxide Detectors,Smoke Detector		<b>Zoning:</b> C1-1 <b>Cable TV:</b> A <b>Hydro:</b> Y <b>Gas:</b> N <b>Phone:</b> A <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> Direct <b>Retirement:</b> <b>Accessibility Feat:</b> 32 Inch Min Doors,Doors Swing In,Hard/Low Nap Floors,Level Entrance,Open Floor Plan,Raised Toilet <b>HST Applicable to Sale Price:</b> Not Subject to HST <b>Oth Struct:</b> Fence - Full, Gazebo <b>Survey Type:</b> None	
<b>Water Body Name:</b> Upper Rideau Lake <b>Water Body Type:</b> Lake <b>Water Frontage (M):</b> 10 <b>Topography:</b> Hillside,Level <b>Water Features:</b> Dock,Stairs to Waterfront,Seawall,Waterfront-Deeded,Winterized <b>Access to Property:</b> Municipal Road,Year Round Municipal Road <b>Docking Type:</b> Private <b>Water View:</b> Direct <b>WaterfrontYN:</b> Y <b>Waterfront:</b> Direct		<b>Shoreline:</b> Deep,Soft Bottom,Natural <b>Shoreline Allowance:</b> None <b>Shoreline Exp:</b> E <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>Waterfront Accessory Bldgs:</b> Not Applicable <b>Sewage:</b> Municipal Avai			
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>
1	Kitchen	Main	20.34	x 18.37	Hardwood Floor
2	Living	Main	18.7	x 14.44	Hardwood Floor
3	Dining	Main	14.76	x 13.12	Hardwood Floor
4	Bathroom	Main	5.25	x 4.92	2 Pc Bath
5	Laundry	Main	5.91	x 4.59	Laminate
6	Br	2nd	11.48	x 11.48	Hardwood Floor
7	Sitting	2nd	9.51	x 8.53	Hardwood Floor
8	2nd Br	2nd	10.17	x 9.19	Hardwood Floor
9	Bathroom	2nd	8.86	x 4.92	Laminate
10	3rd Br	2nd	19.36	x 10.17	Hardwood Floor

11	Bathroom	2nd	10.17	x	4.92	Laminate	3 Pc Bath
12	Prim Bdrm	3rd	26.9	x	13.12	Hardwood Floor	Fireplace
13	Bathroom	3rd	11.48	x	9.19	Laminate	4 Pc Bath
<b>Client Remks:</b> Beautiful home sitting on the western shore of Upper Rideau Lake! This 3+ story home is bright & modern throughout & has been totally renovated over the past 2 years. At the front of the home is a breakfast nook with built-in storage benches & located right next to the gourmet kitchen. This kitchen boasts a 48" Forno gas stove, a 9' island with dishwasher, microwave & wine fridge. The opposite side of the kitchen has a large coffee bar, plenty of storage cabinets & quartz countertops. There is a hidden pantry cleverly located behind a shelving unit that pulls out when access is needed. There is a large living room, a 2pc bathroom, laundry area & a dining room with a wood stove & views over the backyard. Upstairs on the next level is a girls dream bedroom that has an attached 3pc bathroom. Down the hall there is a 4pc bathroom, an additional bedroom & an office with a sitting room that overlooks the lake. This space could be utilized as a bedroom as well. There is access to the main floor from this area via the back stairs. Heading up to the 3rd level you will find yourself in a spacious bedroom suite with a custom built 5pc ensuite bath. This modern and bright bathroom offers a large custom shower built for two that has stunning views over the lake & Foley Mountain. From this 3rd floor bedroom there is a set of pull-down stairs that can be lowered down to allow access to the turret on the upper most level. This turret has a daybed in place and offers a 360-degree panoramic view of the lake, mountain and the village of Westport. There is a full basement for storage & utilities & an attached garage that is currently being used as living space. The backyard is fenced with gates for easy access & safety by the water and is nicely landscaped with a stone patio with a propane stone fireplace, a playground area, hot tub, gazebo by the water, large dock plus a storage shed. This property is a rare gem found in a waterfront town! <b>Inclusions:</b> Refrigerator in kitchen, Stove, Built in Microwave, Dishwasher, Wine/Bar Fridge, Light Fixtures, Window Coverings, Hot Tub (as is), Security system							
<b>Listing Contracted With:</b> <u>ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE</u> <b>Ph:</b> 613-273-9595							