



29 Main St
Westport Ontario K0G 1X0
Westport 815 - Westport Leeds and Grenville
SPIS: N **Taxes:** \$5,600/2024 **DOM:** 49

Detached
Link: N
3-Storey

Front On: E
Acre: < .50

Rms: 13
Bedrooms: 4
Washrooms: 4
1x2xMain, 1x4x3rd, 1x3x2nd, 1x3x2nd

Lot: 33 x 227 Feet Irreg:
Dir/Cross St: Main Street / Bedford Street
Directions: Main Street in Westport.

MLS#: X12439283 **PIN#:** 441030064

Possession Remarks: TBD

Legal: 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

Kitchens: 1 Fam Rm: N Basement: Unfinished / Walk-Out Fireplace/Stv: Y Heat: Forced Air / Propane A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 2500-3000 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Poured Concrete, Stone Assessment: POTL: POTL Mo Fee: Elevator/Lift: N Laundry Lev: Main Phys Hdcap-Eqp:	Exterior: Vinyl Siding / Hardboard Gar/Gar Spcs: Attached / 1 Park/Drive: Drive: Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: No Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Beach, Fireplace/Stove, Golf, Library, Rec Centre, School, Waterfront, Waterfront Exterior Feat: Awnings, Fishing, Hot Tub, Landscaped, Patio, Year Round Living Interior Feat: Bar Fridge, Carpet Free, On Demand Water Heater, Separate Heating Controls, Upgraded Insulation, Water Heater Owned, Water Softener Security Feat: Alarm System, Carbon Monoxide Detectors, Smoke Detector	Zoning: C1-1 Cable TV: A Hydro: Y Gas: N Phone: A Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: Accessibility Feat: 32 Inch Min Doors, Doors Swing In, Hard/Low Nap Floors, Level Entrance, Open Floor Plan, Raised Toilet HST Applicable to: Not Subject to HST Sale Price: Oth Struct: Fence - Full, Gazebo Survey Type: None
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Water Body Name: Upper Rideau Lake
Water Body Type: Lake
Water Frontage (M): 10
Topography: Hillside, Level
Water Features: Dock, Stairs to Waterfront, Seawall, Waterfront-Deeded, Winterized
Access to Property: Municipal Road, Year Round Municipal Road
Docking Type: Private
Water View: Direct
WaterfrontYN: Y
Waterfront: Direct

Shoreline: Deep, Soft Bottom, Natural
Shoreline Allowance: None
Shoreline Exp: E
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
Waterfront Accessory Bldgs: Not Applicable
Sewage: Municipal Avai

#	Room	Level	Length (ft)	Width (ft)	Description	
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	Wood Stove
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	3 Pc Bath
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

Client Remks: 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!

Inclusions: Refrigerator in kitchen, Stove, Built in Microwave, Dishwasher, Wine/Bar Fridge, Light Fixtures, Window Coverings, Hot Tub (as is), Security system

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