

	29 Main St E Westport Ontario K0G 1X0 Westport 815 - Westport Leeds and Grenville SPIS: N Taxes: \$5,600/2024/Annual DOM: 120	List: \$1,149,000 For Sale For: Sale Last Status: PC
	Investment Accommodation Bed & Breakfast Directions: Main Street in Westport	Freestanding: Y Lse Term Months: / SPIS: N Franchise: N Comm Condo Fee: Possession Remarks: TBD

MLS#: X12591536 **PIN#:** 441030064
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

Total Area: 0.2 Acres Ofc/Apt Area: Indust Area: Retail Area: Apx Age: Year Built: 1910 Yr Built Source: MPAC Volts: Amps: Zoning: C1-1 Truck Level: Grade Level: Drive-In: Double Man: Clear Height: Sprinklers: Heat: Propane Gas Phys Hdp-Eqp:	Survey: Lot/Bldg/Unit/Dim: 33 x 227 Feet Lot Lot Irreg: Bay Size: %Bldg: Washrooms: 0 Water: Municipal Water Supply Type: Sewers: Sanitary A/C: Y Utilities: A Garage Type: Other Park Spaces: 1 #Trl Spc:	Prop Feat: Soil Test: Out Storage: Rail: Crane: Basement: Y Elevator: UFFI: Assessment: Chattels: Y LLBO: Days Open: Hours Open: Employees: Seats: Area Infl:
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Bus/Bldg Name:	For Year:	Financial Stmt: N
Actual/Estimated:		
Taxes:	Heat:	Gross Inc/Sales:
Insur:	Hydro:	-Vacancy Allow:
Mgmt:	Water:	-Operating Exp:
Maint:	Other:	=NetIncB4Debt:
		EstValueInv At Cost:
		Com Area Upcharge:
		% Rent:

Client Remks:
 Waterfront luxury estate on Upper Rideau Lake! Your dream Bed & Breakfast or executive retreat awaits! This property offers a rare commercial waterfront opportunity. Discover an exceptional potential income-generating property perfectly positioned on the pristine shores of Upper Rideau Lake. This stunning property combines luxury accommodations with turnkey B&B potential, offering discerning buyers an incredible lifestyle and business opportunity. Step inside the home to discover expansive living areas designed for hospitality. The chef-inspired gourmet kitchen is the heart of the home, equipped to serve guests memorable culinary experiences. Generous main floor spaces flow seamlessly, perfect for intimate gatherings or hosting groups. The third floor sanctuary is a romantic area with a breathtaking 360-degree turret - an intimate space to toast sunrises over the lake or unwind as the sun sets across the water. The spa-inspired ensuite rivals any luxury resort with double shower, heated LED mirrors, his and her closets & dual vanities, all framed by panoramic lake vistas that will leave guests speechless. The second floor has 3 distinct sleeping quarters - one bedroom and two suites (one with private ensuite), offering flexibility for family or guests. The 3-piece bathroom features a deep soaker tub-the perfect spot to relax after a day on the water. Fibre internet makes this location ideal for remote professionals, digital nomads or seamless business operations. The fenced backyard is a private oasis with a spacious patio, hot tub, propane fireplace and play structure. The securely fenced lakeside area has a large dock and charming gazebo to enjoy time at the water. Moor your boat, dock water toys or simply lounge in the sun watching harbour traffic drift by on the historic Rideau Canal. With commercial zoning, this property is primed for B&B operation, corporate retreats, wedding venue or vacation rental income. Every detail speaks to hospitality excellence.

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