

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