

29 Main Street, Westport – Property Details

Age of home: 100+ years

Sq. ft: 3,200

Floors: 3 floors plus a turret and unfinished basement same size as main floor

House was fully renovated two years ago.

Main floor – open floor plan – kitchen, family room, dining room

- Main floor was stripped to the studs.
- New window at the front and side of house.
- New entrance way/door.
- Floor torn up and leveled throughout the entire main floor.
- New Hardwood, grey-brown floors throughout main floor (except for mud room)
- Spray insulation throughout the entire main floor.
- Sound proofing layer in the ceiling.

Kitchen details – completely new kitchen

Breakfast nook with built-in benches (with storage)

- Gourmet kitchen with 48" gas stove (Forno) – lower deep drawers and top cupboards with mix of regular and flip-up doors
- 9' island with built-in dishwasher (Bosch SuperSilence Plus 40 dBA), built-in microwave (Sharp Microwave Drawer), built-in wine/beer fridge.
- Island has two side cupboards, space for 3 bar stools and has outlets on either end
- Coffee bar (8' long??) with cupboards above and below. Top cupboard with glass doors
- Samsung FlexZone refrigerator (built-in)
- Quartz countertops
- Walk-in pantry with hidden door with bookcase
- Half-walls by front door and garage entry with light switches

Front entrance

- Coat nook
- Front door with side light that opens to create larger opening where needed (2 years old).
- Front façade stone
- New window (2 years old)
- Front fence (5 years old) with acoustic membrane for sound dampening

Family Room

- Outlet in floor for powered LaZBoy and/or side tables
- Track inside wall to hide television wires for wall-mounted television
- Side window new (2 years old)
- Remote controlled ceiling fans

Dining room

- Jotul F500 V3 Oslo wood burning stove (3 years old); tile floor
- Wall to wall windows at back wall overlooking the backyard and Upper Rideau Lake

Mud room

- Laundry room (blue machines not included – white machines in basement included in sale)
- 2-piece washroom with pocket door
 - Tall, two-piece toilet, 24" vanity (2 years old), whisper quiet bathroom fan
- Door to backyard
- Backstairs to second floor
- Separated from the living areas by glass paneled barn door

Second floor

- New grey-brown hardwood floor through entire 2nd floor (except for bathrooms)

Front bedroom

- Walls stripped to the studs for new insulation and drywall.
- Windows along front and side walls.
- Walk-in closet with window, frosted for privacy.
- Outlets on every wall.
- Soundproofing in ceiling

3-piece ensuite

- 30" sink vanity with waterfall faucet with LED light to show water temperature,
- tall, two-piece elongated toilet and shower with glass enclosure,
- mirror with LED light and anti-fog,
- whisper quiet bathroom fan
- Grey, luxury vinyl floor (water resistant)

Guest room with mirrored sliding closet doors

Linen closet

Bathroom:

- 3-piece (30" ??) sink vanity with waterfall faucet,
- tall, two-piece elongated toilet,
- soaker tub with curved glass door,
- mirror with LED light and anti-fog,
- whisper quiet bathroom fan.
- Grey, luxury vinyl floors (water resistant)

Doors to bathroom, linen closet, and bedrooms on the second floor are **three-panel, white, solid core** doors

Back bedroom suite with a bedroom and sitting room divided by French doors, with frosted panel closet doors.
Access to the main floor via the back stairs

Third floor

Stairs open to an open floorplan

Primary suite with bedroom, landing and spa-bathroom with his and her sides

Bathroom

- Shower is tiled floor and wall to ceiling with windows overlooking the backyard and Upper Rideau Lake entire width of the bathroom with two separate rain shower heads (his and hers) with independent water pipes to allow two people to shower at individual water temperature.
- His and Her vanities (36 or 42"??)
- his and her closets with windows.
- Tall, two-piece elongated toilet.
- Whisper quiet bathroom fan.
- Mirror with LED lights and anti-fog.
- Outlets at either vanity
- Three-panel, frosted glass barn door from landing into the bathroom
- White three-panel doors to each closet
- Grey, luxury vinyl floors (water resistant)
- Individual heat/AC

Bedroom

- Large enough for king size bed and a sitting area

- Remote control ceiling fan
- Windows on side and back walls
- Original, wide plank, grey stained hardwood floors

Turret

- Accessed by drop-down ladder
- Daybed with 360 windows/views
- Individual heat/AC
- Ceiling fan

Backyard

- Enter into backyard from mud room onto balcony (10'x10'?) with stairs down to the backyard.
- Stone patio with propane stone fireplace
- Shed
- Children's playground
- Fully fenced with three side gates
- Fence with gate to the dock area (great for child safety, keep dogs from jumping in the lake)
- Sojag Gazebo (14' x 12') (Costco)
- Dock runs the width of the property on cement wall with a 10' finger (no floating docks) and stairs into the water
- MuckMat Pro (<https://lakemat.com/>)
- Hot tub is "as is" - it worked fine when I drained and winterized it.
- Outdoor Gas fireplace
- Tempest torch by Travis industries

Garage

- Large enough to fit a Ford Explorer
- Currently used as a gym

Mechanical Information

Main floor Furnace

Rheem R95 2-stage, 60,000 BTU Furnace with 3-ton Coil for future Heat Pump if desired
5" pleated media air filter for better air filtration

RINNAI Super High Efficiency Plus 11 GPM 199,000 BTU Propane Gas Interior Tankless Water Heater – ENERGY STAR®. Unit comes with built in recirculation pump that is connected to a dedicated recirculation line.

Rheem Econet Furnace WiFi thermostat

Water Softener

WTC FIBRE installed internet

Second Floor Furnace

Rheem R96V 60,000 BTU variable speed furnace with a Rheem RP17 3-stage variable speed heat pump. (this also provides AC to the main and second floors)

Lennox PCOP-3 Pureair filtration system

Rheem Econet Wi-Fi Thermostat

Lighting

Whole home lighting.

Halo dimmable 4" recessed lighting. These are WiFi lights and can be adjusted to different lighting patterns via a mobile app.

Security

Ring whole home alarm system

Third floor and Turret

Fujitsu 3-ton Ductless Cold climate heat pump. This has three heads attached (located in the bedroom, bathroom and turret) to provide cooling and heating to the entire third floor.

In the bathroom there is a remote-controlled PVC blind over the window in the shower

Exclusions:

Washer dryer on main floor

Two freezers in the basement

The fridge in the garage

Black outdoor firepit down by the lake

Upgrades in process

We are in the process of fixing the siding on the outside and we will be replacing the door/window on the garage with a proper garage door.

We are in the process of getting a quote for combining the current hydro meters into one.

Work will be done before the close of the sale.

Utilities

Propane/Water-Sewer/Hydro – approx. \$900/month

Property Taxes

\$5,600