

## 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 from studs to roof in 2023 (Plumbing and electrical to code, house is asbestos free)

Roof is approximately 15 years old

**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) and Weiser keyless entry
- 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
- Outlets in the ceiling for fans to move the heat from the wood stove throughout the main floor
- Basement door - **three-panel, white, solid core**

**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 with Weiser keyless entry
- Backstairs to second floor

- Separated from the living areas by glass paneled barn door

## **Second floor**

- New grey-brown hardwood floor through entire 2<sup>nd</sup> 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. Currently used as home offices.

## **Third floor**

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; it is the 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.
- Remote-controlled PVC blind over the window in the shower
- His and Her vanities (36")
- his and her closets with windows.
- Tall, two-piece elongated toilet.
- Whisper quiet bathroom fan.
- Mirrors with LED lights and anti-fog.
- Outlets at each 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 both sides and the back wall
- Original, wide plank, grey stained hardwood floors
- Individual heat/AC
- Fireplace (propane)

## Turret

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

## Backyard

- Enter into backyard from mud room onto 10'x10' deck with stairs down to the backyard.
- Stone patio with stone fireplace (propane)
- 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 we drained and winterized it.
- Tempest torch (propane) by Travis industries

## Garage

- Large enough to fit a Ford Explorer
- Currently used as a gym
- New garage door (2025)

## Mechanical Information

Generlink transfer switch and cable for generator hookup

### 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

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.

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

**Utilities**

Propane/Water-Sewer/Hydro – approx. \$700/month

**Property Taxes**

\$5,600

**Exclusions:**

Washer dryer (blue) on main floor

Two freezers in the basement

The fridge in the garage

Black outdoor firepit down by the lake