

346 NORTH SHORE Road, Westport, Ontario K0G 1X0

Listing

Client Full
Active / Residential

346 NORTH SHORE Rd Westport

Listing ID: 40627671
Price: **\$599,999**



Leeds and Grenville/Rideau Lakes/Rideau Lakes 1.5 Storey/House

Water Body: **Upper Rideau Lake**
Type of Water: **Lake**

| | Beds | Baths | Kitch |
|--------|------|-------|-------|
| Main | 1 | 1 | 1 |
| Second | 2 | 1 | |

Beds (AG+BG): **3 (3 + 0)**
Baths (F+H): **2 (2 + 0)**
SF Fin Total: **1,554**
AG Fin SF Range: **1501 to 2000**
AG Fin SF: **1,554/Other**
DOM: **15**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$3,969.40/2023**

Remarks/Directions

Public Rmks: **This beautiful well-maintained cottage sits on a level lot that is south facing and has extensive views over Upper Rideau Lake. This property is located just in front of and next to Foley Mountain Conservation Area and is accessed via a short boat ride from the quaint little village of Westport. The 1.5 storey cottage has a great floor plan with an open concept dining room, living room with a wood burning stone fireplace, a large kitchen, main floor bedroom, 3pc bathroom and a laundry room. Upstairs, there is another full 4pc. bathroom, two bedrooms, with a primary bedroom that has access out to the balcony overlooking the lake. The current owners have updated many of the rooms and added all new furniture throughout, so the cottage is ready for a new owner to start enjoying cottage life. The cottage is serviced with a drilled well and septic system and has a large dock and a boat lift, only a short boat ride to Westport. Fantastic property, good waterfront and an amazing location on the Rideau System!**

Directions: **Boat from Westport to property. Listing agent will provide boat ride if needed.**

Waterfront

Waterfront Type: **Direct Waterfront**
Waterfront Features: **Water Access Deeded**
Dock Features: **Boat Lift**
Dock Type: **Private Docking**
Shoreline: **Deep, Mixed**
Shore Rd Allow: **None**
Channel Name: **None**
Water View: **Direct Water View**
Boat House:
Frontage: **62.79**
Exposure: **South**
Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s), Landscaped, Seasonal Living**
Construct. Material: **Vinyl Siding**
Shingles Replaced:
Year/Desc/Source: **1995//Estimated**
Property Access: **By Water**
Other Structures: **Shed**
Garage & Parking: **None**
Parking Spaces: **0**
Services: **Cell Service, Electricity, High Speed Internet Avail**
Foundation: **Wood Frame**
Roof: **Asphalt Shingle Detached**
Prop Attached:
Apx Age: **16-30 Years**
Rd Acc Fee:
Winterized: **Partially Winterized**
Driveway Spaces: **0.0**
Garage Spaces:
Water Source: **Drilled Well**
Water Tmnt: **Heated Water Line, Sediment Filter, UV System**
Sewer: **Septic**
Lot Size Area/Units: **0.285/Acres**
Acres Range: **< 0.5**
Acres Rent:
Lot Front (Ft): **62.79**
Lot Depth (Ft): **165.98**
Lot Shape: **Irregular**
Location: **Rural**
Lot Irregularities:
Land Lse Fee:
Area Influences: **Access to Water, Beach, Golf, Lake/Pond, Park, Playground Nearby, Schools, Shopping Nearby, Trails Lake, Trees/Woods, Water**
View:
Topography: **Flat, Level, Wooded/Treed**
Restrictions:
Retire Com:
Fronting On: **South**
Exposure: **South**

Interior

Interior Feat: **Ceiling Fans, Skylight, Water Heater Owned**
Security Feat: **Smoke Detector(s)**
Basement: **Crawl Space**
Basement Fin: **Unfinished**
Laundry Feat: **Main Level**
Cooling: **None**
Heating: **Electric Forced Air, Fireplace-Wood, Wood**
Fireplace: **1/Wood**
FP Stove Op: **Yes**
Under Contract: **None**
Contract Cost/Mo:
Inclusions: **Dishwasher, Dryer, Furniture, Hot Water Tank Owned, Range Hood, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings**
Add Inclusions: **Boston Whaler, motor, trailer, boat lift, all furniture and appliances**
Exclusions: **Boat**

Property Information

Common Elem Fee: **No**
Legal Desc: **PART LOT 6 PLAN 160 DESIGNATED AS PART 2 PLAN 28R8376 TOWNSHIP OF RIDEAU LAKES**
Zoning: **RW**
Survey: **None/**
Assess Val/Year: **\$371,000/2016**
PIN: **441030395**
Hold Over Days:
ROLL: **083183904926300**
Occupant Type: **Owner**
Possession/Date: **Flexible/**
Deposit: **10,000**

Brokerage Information

List Date: **08/01/2024**
List Brokerage: **Royal LePage ProAlliance Realty, Brokerage**

Source Board: Kingston and Area Real Estate Association
Prepared By: Tammy Gurr, Broker
Date Prepared: 08/16/2024

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