



**346 North Shore Rd** **List: \$599,999 For: Sale**  
**Westport Ontario K0G 1X0**  
 Westport Leeds and Grenville  
**SPIS: N** **Taxes: \$4,128.08/2024** **DOM: 0**

Detached **Front On: S** **Rms: 9**  
**Link: N** **Acre: < .50** **Bedrooms: 3**  
 1 1/2 Storey **Washrooms: 2**  
 1x3xGround, 1x4x2nd

**Lot: 62.79 x 165.98 Feet Irreg:**  
**Dir/Cross St: Bedford Street/Docks**

**MLS#: X11996311** **PIN#: 441030395**  
**Possession Remarks: TBD**

<b>Kitchens:</b> 1	<b>Exterior:</b> Vinyl Siding	<b>Zoning:</b> RW
<b>Fam Rm:</b> Y	<b>Drive:</b> None	<b>Cable TV:</b> N
<b>Basement:</b> Crawl Space / Unfinished	<b>Gar/Gar Spcs:</b> None / 0	<b>Hydro:</b> Y
<b>Fireplace/Stv:</b> Y	<b>Drive Park Spcs:</b> 0	<b>Gas:</b> N
<b>Heat:</b> Forced Air / Electric	<b>Tot Prk Spcs:</b> 0	<b>Phone:</b> N
<b>A/C:</b> None	<b>UFFI:</b>	<b>Water:</b> Well
<b>Central Vac:</b> N	<b>Pool:</b> None	<b>Water Supply:</b> Drilled Well
<b>Apx Age:</b> 16-30	<b>Energy Cert:</b>	<b>Sewer:</b> Septic
<b>Apx Sqft:</b> 1500-2000	<b>Cert Level:</b>	<b>Spec Desig:</b> Unknown
<b>Assessment:</b>	<b>GreenPIS:</b>	<b>Farm/Agr:</b>
<b>POTL:</b>	<b>Prop Feat:</b>	<b>Waterfront:</b> Direct
<b>POTL Mo Fee:</b>	Beach, Family Room, Fireplace/Stove, Golf,	<b>Retirement:</b>
<b>Elevator/Lift:</b>	Lake/Pond, Park, Place Of Worship, School,	<b>Oth Struct:</b> Garden Shed
<b>Laundry Lev:</b>	Waterfront	
<b>Phys Hdcap-Eqp:</b>		

**Water Body Type:** Lake **Shoreline:** Deep,Mixed  
**Water Frontage (M):** 19.1 **Shoreline Allowance:** None  
**Topography:** Level,Flat,Wooded/Treed **Shoreline Exp:** S  
**Water Features:** Waterfront-Deeded Access **Alternative Power:** None  
**Access to Property:** No Road,Water Only,Private Docking **Easements/Restrict:** Unknown  
**Docking Type:** Private **Rural Services:**  
**Water View:** Direct Cell Services,Electricity Connected,Internet High Speed  
**WaterfrontYN:** Y **Waterfront Accessory Bldgs:** Not Applicable  
**Waterfront:** Direct **Water Delivery Features:** Heatd WaterIne,Uv System

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	16.73	x 14.44	Fireplace Hardwood Floor
2	Dining	Main	11.48	x 10.5	Hardwood Floor
3	Kitchen	Main	10.83	x 9.84	Vinyl Floor
4	Bathroom	Main	9.84	x 5.91	3 Pc Bath Laminate
5	2nd Br	Main	12.8	x 12.14	Laminate
6	Laundry	Main	7.55	x 5.91	Vinyl Floor
7	Prim Bdrm	2nd	15.75	x 14.76	Laminate
8	3rd Br	2nd	15.75	x 10.83	Laminate
9	Bathroom	2nd	7.55	x 5.91	4 Pc Bath Vinyl Floor

**Client Remks:** 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 story 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, boat lift and even a Boston Whaler boat to make the trip back and forth to Westport simple. Fantastic property, good waterfront and an amazing location on the Rideau System! This property is boat access only.

**Extras:**  
**Listing Contracted With:** ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE **Ph:** 613-273-9595