



42 Rebecca Lane **List: \$699,000 For: Sale**
Westport Ontario K0G 1X0
Westport 815 - Westport Leeds and Grenville
SPIS: N **Taxes: \$4,744.07/2024** **DOM: 0**
Detached **Front On: N** **Rms: 14**
Link: N **Acre: < .50** **Bedrooms: 2 + 1**
Bungalow **Washrooms: 2**
1x4xMain, 1x2xBsmt
Lot: 84 x 175.94 Feet Irreg:
Dir/Cross St: Rebecca Lane /County Road 36
Directions: County Road 36 heading north from Westport, turn left on Rebecca, follow signs

MLS#: X12297799 **PIN#: 442590273**
Possession Remarks: TBD

Kitchens: 1 Fam Rm: N Basement: Finished / Full Fireplace/Stv: N Heat: Forced Air / Electric A/C: Central Air Central Vac: N Apx Age: 51-99 Apx Sqft: 700-1100 Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:	Exterior: Vinyl Siding Drive: Pvt Double Gar/Gar Spcs: None / 0 Drive Park Spcs: 4 Tot Prk Spcs: 4 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Beach, Golf, Lake Access, Park, School, Waterfront, Waterfront	Zoning: RU Cable TV: A Hydro: Y Gas: N Phone: A Water: Well Water Supply: Drilled Well Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: Oth Struct: Other, Workshop Survey Year: 2018 Survey Type: Available
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Water Body Name: Westport Sand Lake
Water Body Type: Lake
Water Frontage (M): 25.6
Topography: Level,Wooded/Treed
Water Features: Dock,Waterfront-Deeded
Access to Property: Year Round Private Road
Docking Type: Private
Water View: Direct
WaterfrontYN: Y
Waterfront: Direct
Shoreline: Soft Bottom,Natural
Shoreline Allowance: None
Alternative Power: None
Easements/Restrict: Unknown
Rural Services: Cell Services,Electricity Connected,Garbage Pickup,Internet High Speed,Recycling Pickup,Telephone Available
Waterfront Accessory Bldgs: Not Applicable

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	13.78	x 9.84	Hardwood Floor
2	Kitchen	Main	14.44	x 12.8	Hardwood Floor
3	Dining	Main	7.87	x 5.91	Hardwood Floor
4	Living	Main	11.48	x 10.5	Hardwood Floor
5	Bathroom	Main	9.19	x 6.56	Tile Floor
6	Prim Bdrm	Main	12.8	x 12.47	Hardwood Floor
7	2nd Br	Main	13.12	x 9.19	Hardwood Floor
8	Laundry	Bsmt	6.23	x 4.59	Laminate
9	Office	Bsmt	9.84	x 9.51	Laminate
10	Bathroom	Bsmt	6.23	x 5.25	Laminate
11	Rec	Bsmt	15.42	x 10.17	Laminate
12	3rd Br	Bsmt	9.84	x 9.51	Laminate
13	Locker	Bsmt	9.84	x 9.19	Laminate
14	Utility	Bsmt	9.84	x 5.58	Concrete Floor

Client Remks: Waterfront living on Westport Sand Lake, just outside of the beautiful Village of Westport! This property offers level access waterfront, stunning sunsets and serene views over the water. The charming home or cottage features 2 bedrooms and 1 bathroom on the main floor and 1 bedroom and another bathroom (2 pc) in the basement. As you walk in the door, you enter into a bright and spacious, open-concept living and kitchen/dining area with plenty of windows that overlook the lake and a deck that accesses the waterside of the property. The home is serviced b a drilled well and septic system and has had many upgrades over the years: propane back up furnace (2017), propane water heater (2017), spray foam insulation, heat pump/central a/c (2023) and is well set up as a home or cottage. The property is located at the end of a private lane with the yard nicely landscaped and fenced for privacy and pets. The waterfront is shallow (approx. 4 ft) for swimming with the public beach and boat launch just a short walk or paddle away. This location is ideal - just outside of the village with all

access to amenities, cafes, restaurants and shopping as well as the Rideau Canal System. Walk to the beach, the local vineyard or to the village. Fish, boat, relax this is the perfect blend of nature and convenience.

Inclusions: Fridge, Stove, Washer, Dryer, Dishwasher, Microwave, Dock
Listing Contracted With: <u>ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE</u> Ph: 613-273-9595