

PRICE  
REDUCED

Waterfront Century  
Home in Westport



## 46 Bedford Street, Westport, ON

**Classic century brick home located in the historic village of Westport.**

The home sits on 3.8 acres and has approximately 600 ft of natural shoreline on Westport Mill Pond. The house has been freshly painted and new hardwood flooring has been installed - the house is ready for a new owner. The main floor has an open-concept kitchen and living room area with a formal dining room and family room off to the side as well as a 2 pc bathroom and direct access to a large deck and hot tub area. The upper level has three bedrooms, an office that could be a fourth bedroom as well as a full bathroom. The home sits on a full, undeveloped basement. The property features a newly paved laneway, a large fenced-in backyard, a newly constructed 3-car heated and insulated garage/workshop as well as mixed bush that leads to the shoreline.

# X12076962

\$ \$549,000

3 Bedrooms

2 Bathrooms

2896 Sq Ft

Westport Pond

*Your Total Real Estate Package!*

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



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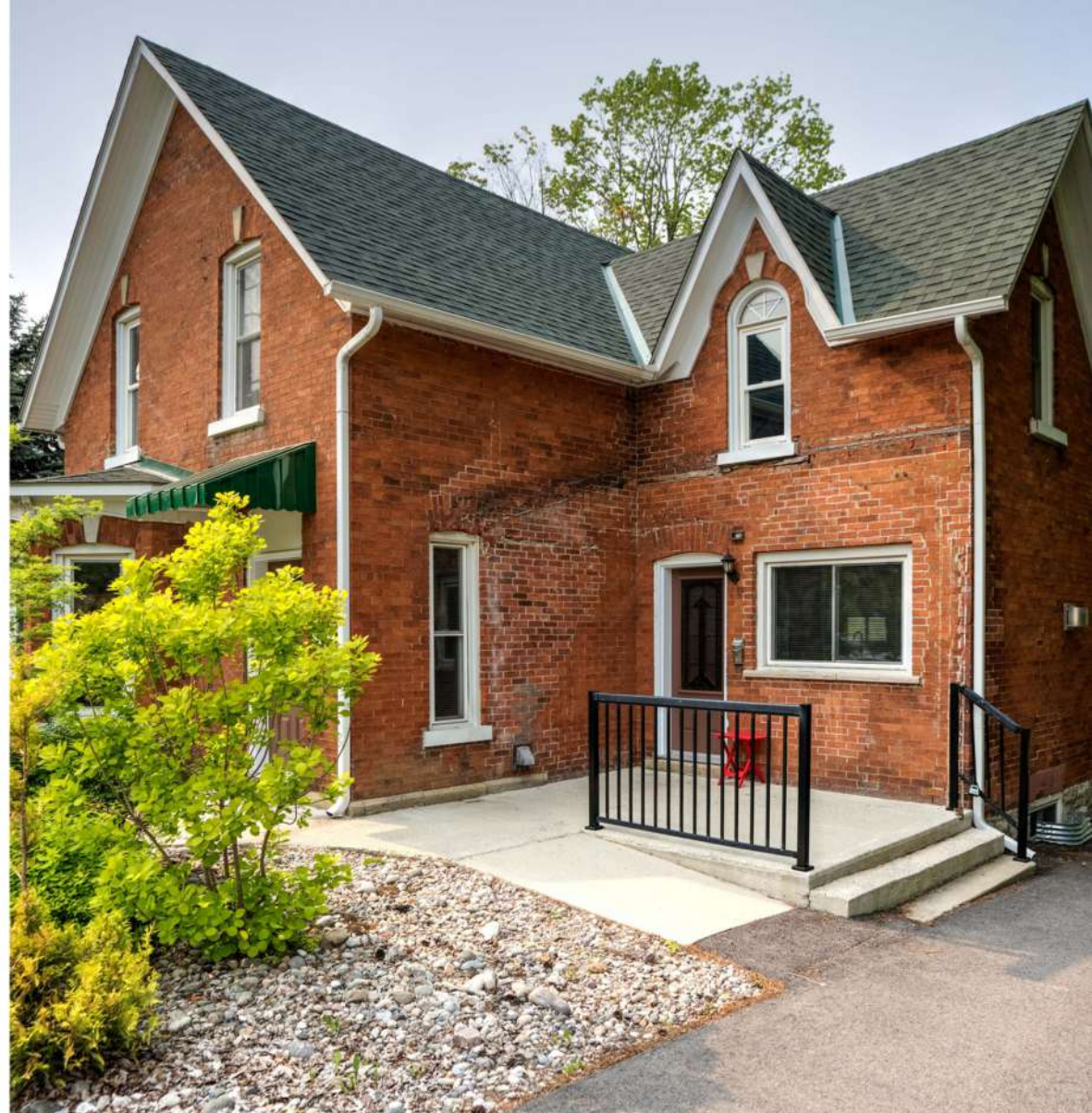


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Westport, ON**

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## Listing Description

*Classic century brick home located in the historic village of Westport.*

- The home sits on 3.8 acres and has approximately 600 ft of natural shoreline on Westport Mill Pond.
- The house has been freshly painted and new hardwood flooring has been installed - the house is ready for a new owner.
- The main floor has an open-concept kitchen and living room area with a formal dining room and family room off to the side as well as a 2 pc bathroom and direct access to a large deck and hot tub area. The upper level has three bedrooms, an office that could be a fourth bedroom as well as a full bathroom.
- The home sits on a full, undeveloped basement. The property features a newly paved laneway, a large fenced-in backyard, a newly constructed 3-car heated and insulated garage/workshop as well as mixed bush that leads to the shoreline. The large garage is perfect for hobbies and car enthusiasts!
- Ideal location in the village within walking distance to all amenities and with nature in your backyard. The Lions Club beach is located just a short distance away as well as the harbour at Upper Rideau Lake.
- The Village of Westport is located on Upper Rideau Lake and is a destination for great shopping, dining and many cultural events including music festivals.

## Directions

George Street

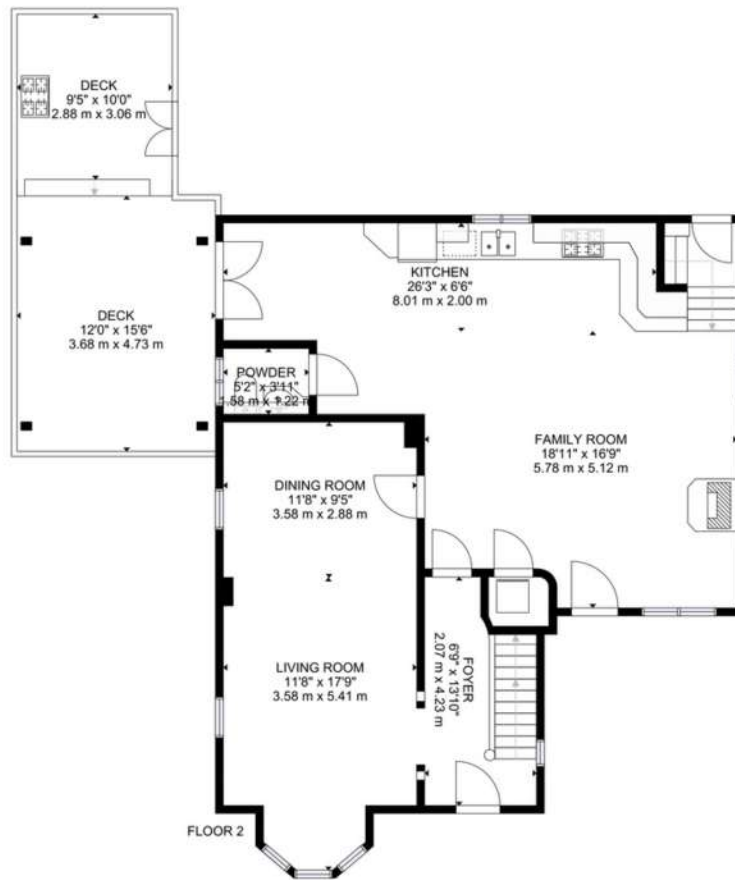


# GALLERY



# FLOOR PLANS 1/2

## MAIN LEVEL



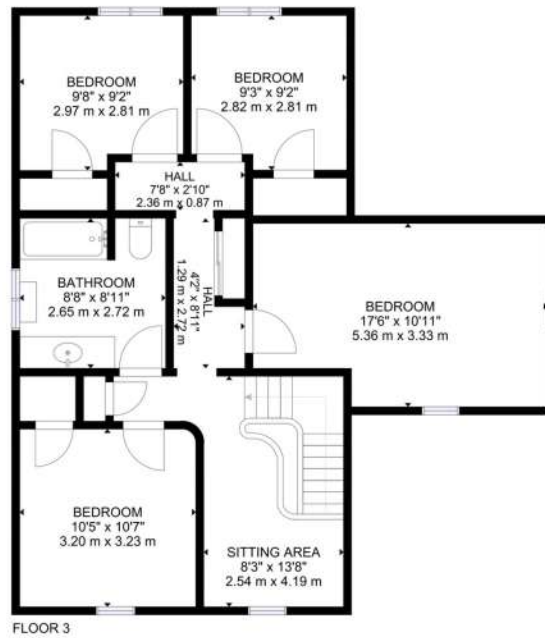
### GROSS INTERNAL AREA

FLOOR 1: 968 sq.ft, 90 m<sup>2</sup>, FLOOR 2: 1046 sq.ft, 97 m<sup>2</sup>, FLOOR 3: 882 sq.ft, 82 m<sup>2</sup>  
EXCLUDED AREA: GARAGE: 927 sq.ft, 86 m<sup>2</sup>, DECK: 310 sq.ft, 28 m<sup>2</sup>  
TOTAL: 2896 sq.ft, 269 m<sup>2</sup>

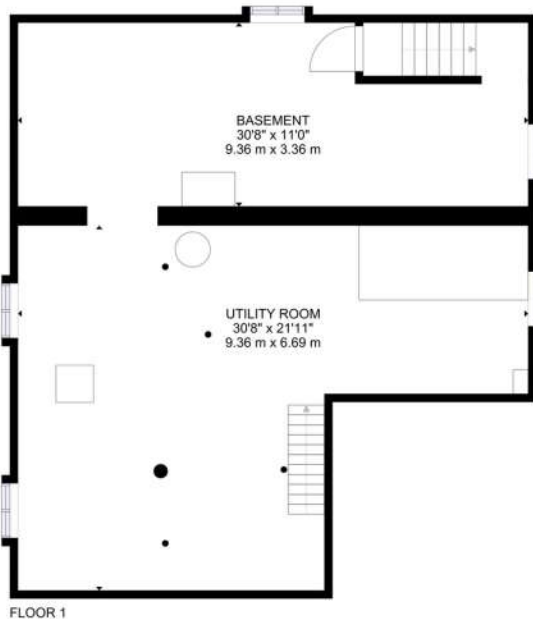
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# FLOOR PLANS 2/2

## UPPER LEVEL



## BASEMENT

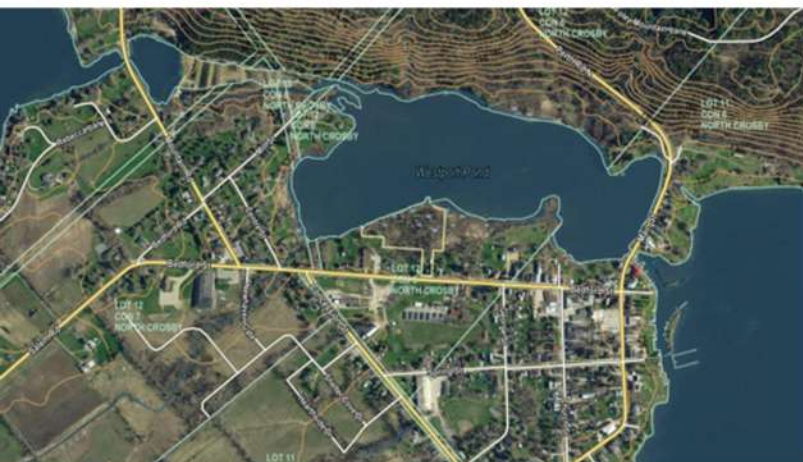


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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# AERIAL IMAGES





## **4.4 OPEN SPACE**

### **4.4.1 Intent of the Designation**

The Open Space designation has been placed on existing recreational areas, uses and facilities owned by government bodies or public agencies. The Open Space designation shall mean that the predominant use of land in the areas designated shall be for conservation and recreation, or similar uses.

### **4.4.2 Permitted Uses**

Lands designated as Open Space are intended to be used for park and recreation uses, and for the conservation and protection of significant natural features. Such lands shall generally be kept free of buildings and structures, except for accessory buildings and structures which are necessary to serve the use, or which are recreational facilities such as arenas, pools, marinas, etc. Accessory uses such as gift shops, restaurants, etc. are permitted as part of the Open Space use.

### **4.4.3 Policies**

Council shall ensure that adequate public parks, open space and recreational facilities are available to provide for a high quality urban environment. Lands designated as recreational open space are primarily intended for both public and private parks and open space conservation uses which provide for a range of leisure opportunities for all age groups. In developing open space areas regard shall be had for the characteristics and attributes of the natural landscape to provide for both active and passive recreational pursuits.

Where any lands designated for Open Space are under private ownership, this Plan does not intend that this land will necessarily remain as Open Space indefinitely, nor shall it be construed as implying that the Open Space areas are free and open to the general public or that such lands will be purchased by the Village of Westport.

At any time, when proposals to develop lands designated as Open Space which are in private ownership are made and the Municipality or the Conservation Authority or a public agency having an interest in the lands do not wish to purchase such lands in order to maintain the Open Space, then an application for redesignation of such land for other purposes will be given due consideration by Council.

Where recreational facilities are developed on lands within the Open Space designation, the following principles shall be adhered to:

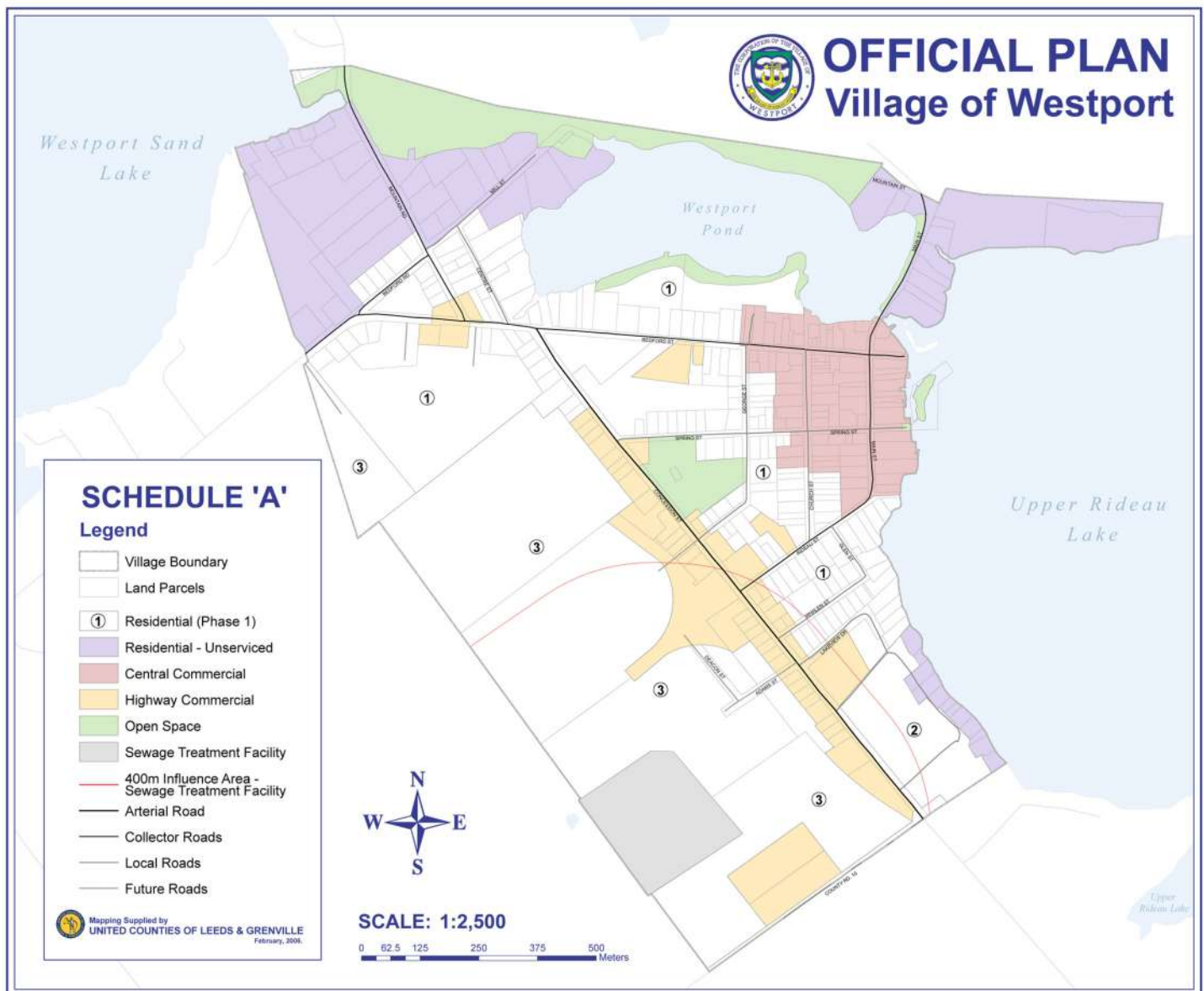
1. wherever possible, those sites proposed for recreational development shall have good drainage, areas of shade, limited topographic relief and good pedestrian access;



# OPEN SPACE INFORMATION 2/2

## Official Plan Of the Village of Westport

- adequate public parking areas shall be established and access points to parking areas shall be designed in such a manner that they will minimize the danger to pedestrian traffic;
- pedestrian and vehicle movement shall be separated wherever possible;
- buffer planting, screening and fencing may be required adjacent to a residential area;
- Open Space areas may also include institutional uses which serve the general public so that they can be integrated into a single site.





# INTERACTIVE LINKS

## Virtual Tour



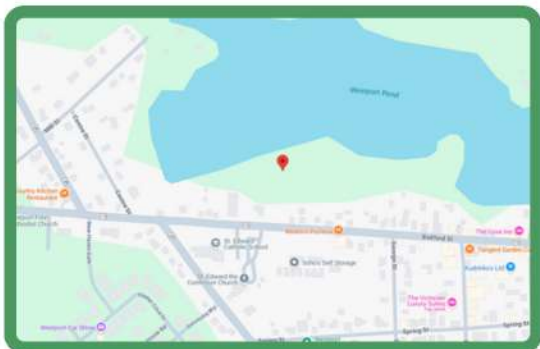
Scan the QR Code or Visit:  
<https://my.matterport.com/show/?m=yBvwnJ66n4Z>

## Video Tour



Scan the QR Code or Visit:  
<https://youtu.be/Zi2eNwhL6Yg>

## Google Map



Scan the QR Code or Visit:  
<https://maps.app.goo.gl/6g1mN2cDBeQRe5A37>

## Panorama View



Scan the QR Code or Visit:  
<https://360panos.org/panos/46BedfordSt2/>



# MLS LISTING



**46 Bedford St** **List: \$549,000 For: Sale**

**Westport Ontario K0G 1X0**

Westport 815 - Westport Leeds and Grenville

**SPIS:** N

**Taxes:** \$4,821.39/2024

**DOM:** 0

Detached

**Front On:** N

**Rms:** 13

**Link:** N

**Acre:** 2-4.99

**Bedrooms:** 3

2-Storey

**Washrooms:** 2

1x4xUpper, 1x2xMain

**Lot:** 78 x 492 Feet Irreg:

**Dir/Cross St:** Concession Street

**MLS#:** X12076962

**PIN#:** 441020108

**Possession Remarks:** TBD

**Kitchens:** 1  
**Fam Rm:** Y  
**Basement:** Unfinished  
**Fireplace/Stv:** Y  
**Heat:** Forced Air / Propane  
**A/C:** None  
**Central Vac:** N 1500-2000  
**Apx Age:**  
**Apx Sqft:**  
**Assessment:**  
**POTL:**  
**POTL Mo Fee:**  
**Elevator/Lift:**  
**Laundry Lev:** Main  
**Phys Hdcap-Eqp:**

**Exterior:** Brick  
**Drive:** Private  
**Gar/Gar Spcs:** Detached / 2  
**Drive Park Spcs:** 4  
**Tot Prk Spcs:** 6 None  
**UFFI:**  
**Pool:**  
**Energy Cert:**  
**Cert Level:**  
**GreenPIS:**  
**Prop Feat:**

**Zoning:** R1 / OS  
**Cable TV:** Y  
**Hydro:** Y  
**Gas:** N  
**Phone:** Y  
**Water:** Municipal  
**Water Supply:** Sewers  
**Sewer:** Unknown  
**Spec Desig:** Direct  
**Farm/Agr:** Workshop  
**Waterfront:**  
**Retirement:**

**Water Body Name:** Westport Pond

**Water Body Type:** Pond

**Topography:** Level,Wooded/Treed

**Water Features:** Not Applicable

**Shoreline:** Natural

**Shoreline Allowance:** None

**Alternative Power:** None

**Easements/Restrict:** Unknown

**Access to Property:** Municipal Road,Year Round Municipal Road

**Docking Type:** None

**Water View:** Direct

**WaterfrontYN:** Y

**Waterfront:** Direct

**Waterfront Accessory Bldgs:** Not Applicable

**Sewage:** Municipal Avai

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	18.7	x13.12	Hardwood Floor
2	Kitchen	Main	18.7	x10.17	Hardwood Floor
3	Sitting	Main	8.53	x7.22	Hardwood Floor
4	Bathroom	Main	5.25	x3.94	2 Pc Bath
5	Dining	Main	11.81	x9.19	Hardwood Floor
6	Family	Main	13.78	x11.81	Hardwood Floor
7	Foyer	Main	13.78	x6.56	Hardwood Floor
8	Sitting	Upper	8.86	x 8.53	Laminate
9	Office	Upper	10.5	x 10.5	Laminate
10	Bathroom	Upper	8.86	x8.53	4 Pc Bath
11	Prim Bdrm	Upper	17.72	x11.48	Laminate
12	Br	Upper	9.51	x 9.19	Laminate
13	Br	Upper	9.51	x 9.19	Laminate

W/O To Deck

**Client Remks:** Classic century brick home located in the historic village of Westport. The home sits on 3.8 acres and has approximately 600 ft of natural shoreline on Westport Mill Pond. The house has been freshly painted and new hardwood flooring has been installed - the house is ready for a new owner. The main floor has an open-concept kitchen and living room area with a formal dining room and family room off to the side as well as a 2 pc bathroom and direct access to a large deck and hot tub area. The upper level has three bedrooms, an office that could be a fourth bedroom as well as a full bathroom. The home sits on a full, undeveloped basement. The property features a newly paved laneway, a large fenced-in backyard, a newly constructed 3-car heated and insulated garage/workshop as well as mixed bush that leads to the shoreline. The large garage is perfect for hobbies and car enthusiasts! Ideal location in the village within walking distance to all amenities and with nature in your backyard. The Lions Club beach is located just a short distance away as well as the harbour at Upper Rideau Lake. The Village of Westport is located on Upper Rideau Lake and is a destination for great shopping, dining and many cultural events including music festivals.

**Extras:**

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





## Questions? Contact us:

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



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