



<b>46 Bedford St</b> <b>Westport Ontario K0G 1X0</b> Westport 815 - Westport Leeds and Grenville <b>SPIS:</b> N <b>Taxes:</b> \$4,821.39/2024 <b>DOM: 87</b>	
Detached <b>Link:</b> N 2-Storey	<b>Front On:</b> N <b>Acre:</b> 2-4.99 <b>Rms:</b> 13 <b>Bedrooms:</b> 3 <b>Washrooms:</b> 2 1x4xUpper, 1x2xMain
<b>Lot:</b> 78 x 492 Feet <b>Irreg:</b> <b>Dir/Cross St:</b> Concession Street <b>Directions:</b> From Concession Street, right on Bedford Street	

<b>MLS#:</b> X12076962 <b>PIN#:</b> 441020108
<b>Possession Remarks:</b> TBD

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Unfinished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Propane <b>A/C:</b> None <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 1500-2000 <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> Main <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Brick <b>Drive:</b> Private <b>Gar/Gar Spcs:</b> Detached / 2 <b>Drive Park Spcs:</b> 4 <b>Tot Prk Spcs:</b> 6 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Beach, Family Room, Fireplace/Stove, Golf, Level, Place Of Worship, Rec Centre, School, Waterfront	<b>Zoning:</b> R1 / OS <b>Cable TV:</b> Y <b>Hydro:</b> Y <b>Gas:</b> N <b>Phone:</b> Y <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewer:</b> Sewers <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> Direct <b>Retirement:</b> <b>Oth Struct:</b> Workshop <b>Survey Type:</b> None
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<b>Water Body Name:</b> Westport Pond <b>Water Body Type:</b> Pond <b>Topography:</b> Level,Wooded/Treed <b>Water Features:</b> Not Applicable <b>Access to Property:</b> Municipal Road,Year Round Municipal Road <b>Docking Type:</b> None <b>Water View:</b> Direct <b>WaterfrontYN:</b> Y <b>Waterfront:</b> Direct	<b>Shoreline:</b> Natural <b>Shoreline Allowance:</b> None <b>Alternative Power:</b> None <b>Easements/Restrict:</b> Unknown <b>Waterfront Accessory Bldgs:</b> Not Applicable <b>Sewage:</b> Municipal Avai
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	18.7	x 13.12	Hardwood Floor
2	Kitchen	Main	18.7	x 10.17	Hardwood Floor
3	Sitting	Main	8.53	x 7.22	Hardwood Floor
4	Bathroom	Main	5.25	x 3.94	2 Pc Bath
5	Dining	Main	11.81	x 9.19	Hardwood Floor
6	Family	Main	13.78	x 11.81	Hardwood Floor
7	Foyer	Main	13.78	x 6.56	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	x 8.53	4 Pc Bath
11	Prim Bdrm	Upper	17.72	x 11.48	Laminate
12	Br	Upper	9.51	x 9.19	Laminate
13	Br	Upper	9.51	x 9.19	Laminate

<b>Client Remks:</b> 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. <b>Extras:</b>	W/O To Deck
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Prepared By: TAMMY GURR

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Printed on 07/07/2025 11:14:31 AM

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