



46 Bedford St Westport Ontario K0G 1X0 Westport 815 - Westport Leeds and Grenville SPIS: N Taxes: \$4,821.39/2024		List: \$574,900 For: Sale DOM: 41	
Detached Link: N 2-Storey	Front On: N Acre: 2-4.99	Rms: 13 Bedrooms: 3 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 Apx Age: Apx Sqft: 1500-2000 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 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Beach, Family Room, Fireplace/Stove, Golf, Level, Place Of Worship, Rec Centre, School, Waterfront	Zoning: R1 / OS Cable TV: Y Hydro: Y Gas: N Phone: Y Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: Oth Struct: Workshop
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Water Body Name: Westport Pond Water Body Type: Pond Topography: Level,Wooded/Treed Water Features: Not Applicable Access to Property: Municipal Road,Year Round Municipal Road Docking Type: None Water View: Direct WaterfrontYN: Y Waterfront: Direct	Shoreline: Natural Shoreline Allowance: None Alternative Power: None Easements/Restrict: Unknown Waterfront Accessory Bldgs: Not Applicable Sewage: 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

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:	W/O To Deck
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Prepared By: TAMMY GURR

ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE

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