







*Charming Westport Gem! Modern  
Luxury Meets Historic Charm*

## 6 Spring Street, Westport, ON

**Charming home in the Village of Westport with character and modern finishings.**

This beautifully renovated red brick home sits on a nicely landscaped property within walking distance to all that village has to offer cafes, restaurants, shops, the marina and Upper Rideau Lake. The main floor has all you need for daily living with the master bedroom at the rear of the house with a large attached closet, laundry room and ensuite. There is a main entrance that brings you into a foyer area as well as a side entrance that will bring you into the kitchen and dining room area. This floor features hickory hardwood flooring, a tasteful high-end gourmet kitchen with an island, large bright dining area, stately living room with a fireplace and an office area. There is a large room at the front of the house that could be used as a family room, home office or potential retail space. At the rear of the house, is a beautiful and private 3-season sunroom that is off of the master bedroom that offers bug-free enjoyment of the outdoors and gives plenty of extra space for entertaining guests and exits into the backyard.

-  **X12274065**
-  **\$759,000**
-  **5 Bedrooms**
-  **3 Bathrooms**
-  **0.278 Acres**

*Your Total Real Estate Package!*

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



[www.gurreathomes.com](http://www.gurreathomes.com)



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Westport, ON**

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## Features

***Charming home in the Village of Westport with character and modern finishings.***

- This beautifully renovated red brick home sits on a nicely landscaped property within walking distance to all that village has to offer cafés, restaurants, shops, the marina and Upper Rideau Lake.
- The main floor has all you need for daily living with the master bedroom at the rear of the house with a large attached closet, laundry room and ensuite.
- There is a main entrance that brings you into a foyer area, as well as a side entrance that will bring you into the kitchen and dining room area. This floor features hickory hardwood flooring, a tasteful high-end gourmet kitchen with an island, large bright dining area, stately living room with a fireplace and an office area.
- There is a large room at the front of the house that could be used as a family room, home office or potential retail space. At the rear of the house, is a beautiful and private 3-season sunroom that is off of the master bedroom that offers bug-free enjoyment of the outdoors and gives plenty of extra space for entertaining guests and exits into the backyard.
- The second level boasts 3 bedrooms, a 4-pc bathroom and a sitting area that is perfect for relaxing and reading a book.
- The property itself is well-maintained, with a sturdy storage garage in the rear yard. The home features a new metal roof in 2023, heat pump in 2024, and propane furnace in 2023.
- Gorgeous property in the heart of the beautiful Village of Westport.

## Directions

- Spring Street in Westport



# MORE INFORMATION

## Recent Upgrades & Modern Features

*This meticulously maintained home boasts numerous high-quality upgrades, ensuring comfort, efficiency, and style:*

- **2024:** New heat pump
- **2023:** New metal roof & propane furnace
- **2022:** New screened porch, side door, and updated lighting
- **2021:** Gorgeous hickory hardwood flooring throughout main floor (excluding front room extension)
- **Additional Features:** Reverse osmosis system for purified drinking water, fresh interior paint (2022)

***Move right in and enjoy a blend of modern luxury and thoughtful updates!***



## 2024 Utilities Cost (Hydro & Water)

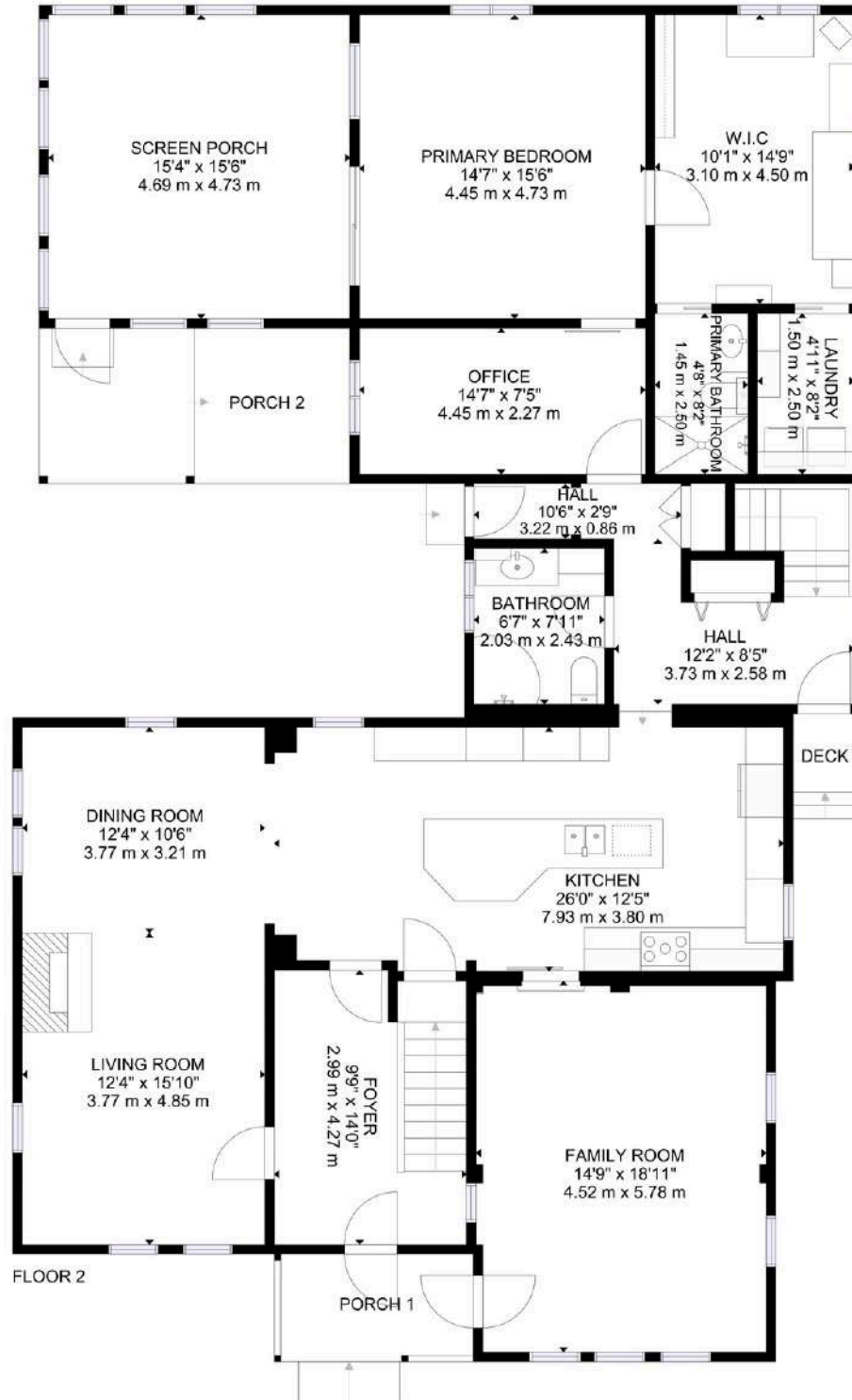
- \$4966.00



# GALLERY



# FLOOR PLAN - MAIN FLOOR



## GROSS INTERNAL AREA

FLOOR 1: 1195 sq.ft, 111 m<sup>2</sup>, FLOOR 2: 1932 sq.ft, 179 m<sup>2</sup>, FLOOR 3: 776 sq.ft, 72 m<sup>2</sup>

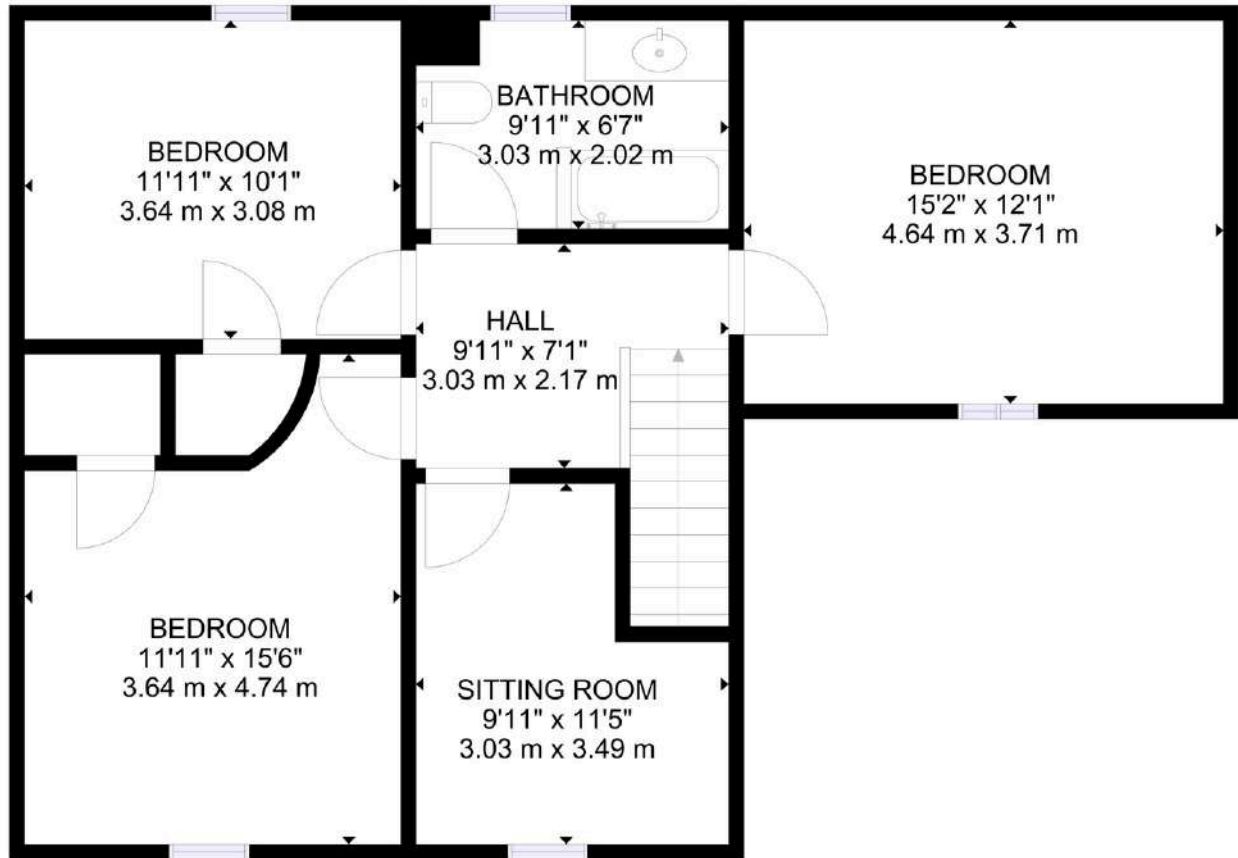
EXCLUDED AREA: PORCH 1: 53 sq.ft, 5 m<sup>2</sup>, PORCH 2: 126 sq.ft, 12 m<sup>2</sup>, SCREEN PORCH: 239 sq.ft, 22 m<sup>2</sup>, DECK: 13 sq.ft, 1 m<sup>2</sup>

TOTAL: 3903 sq.ft, 362 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# FLOOR PLAN - 2<sup>ND</sup> FLOOR



FLOOR 3

## GROSS INTERNAL AREA

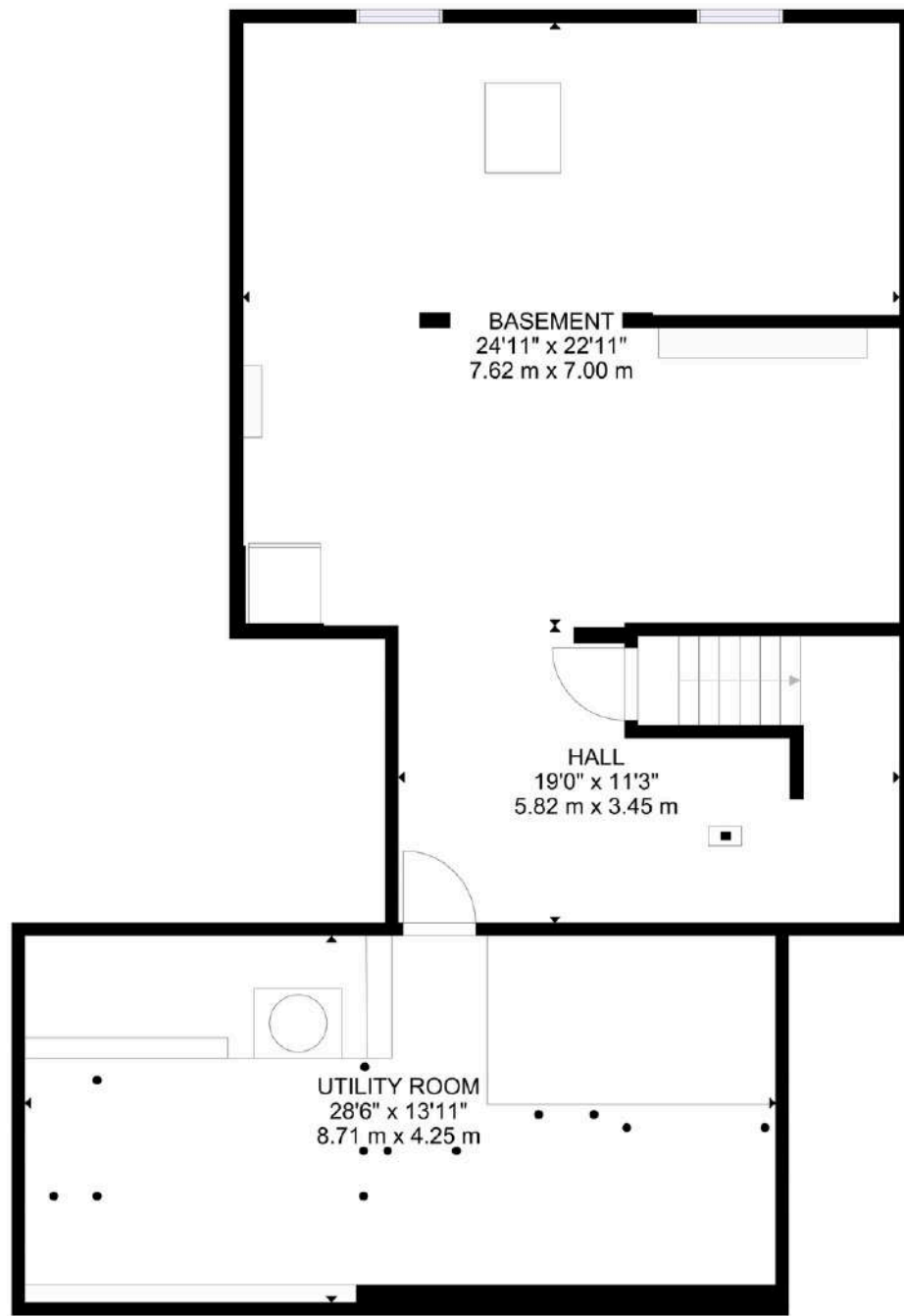
FLOOR 1: 1195 sq.ft, 111 m<sup>2</sup>, FLOOR 2: 1932 sq.ft, 179 m<sup>2</sup>, FLOOR 3: 776 sq.ft, 72 m<sup>2</sup>

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TOTAL: 3903 sq.ft, 362 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# FLOOR PLAN - BASEMENT



FLOOR 1

## GROSS INTERNAL AREA

FLOOR 1: 1195 sq.ft, 111 m<sup>2</sup>, FLOOR 2: 1932 sq.ft, 179 m<sup>2</sup>, FLOOR 3: 776 sq.ft, 72 m<sup>2</sup>  
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# AERIAL IMAGES





# INTERACTIVE LINKS

## Virtual Tour



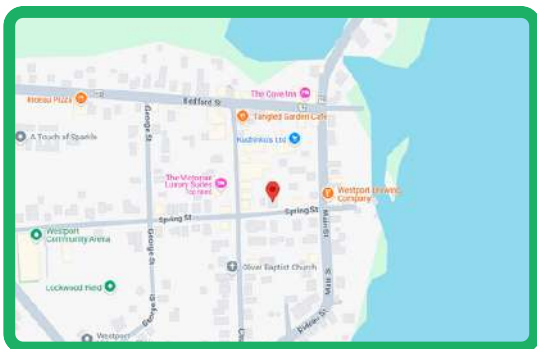
Scan the QR Code or Visit:  
<https://my.matterport.com/show/?m=HaNex1hdmmH>

## Video Tour



Scan the QR Code or Visit:  
<https://youtu.be/YyjdmsEo5c>

## Google Map



Scan the QR Code or Visit:  
<https://maps.app.goo.gl/ibmym7cvFhMjjWya8>

## Panorama View



Scan the QR Code or Visit:  
<https://360panos.org/panos/6SpringStreet/>



# MLS LISTING



**6 Spring St N**  
**Westport Ontario K0G 1X0**  
 Westport 815 - Westport Leeds and Grenville  
**SPIS:** N **Taxes:** \$4,140/2025 **DOM:** 1  
**Detached** **Front On:** N **Rms:** 17  
**Link:** N **Acre:** **Bedrooms:** 5  
**2-Storey** **Washrooms:** 3  
 2x3xMain, 1x4x2nd  
**Lot:** 75 x 150 Feet **Irreg:**  
**Dir/Cross St:** Spring St. & Church St.  
**Directions:** Spring Street in Westport

**MLS#:** X12274065 **PIN#:** 441020292  
**Possession Remarks:** TBD

<b>Kitchens:</b>	1	<b>Exterior:</b>	Brick / Wood	<b>Zoning:</b>	
<b>Fam Rm:</b>	N	<b>Drive:</b>	Pvt Double	<b>Cable TV:</b>	Y
<b>Basement:</b>	Full / Unfinished	<b>Gar/Gar Spcs:</b>	Detached / 1	<b>Hydro:</b>	Y
<b>Fireplace/Stv:</b>	Y	<b>Drive Park Spcs:</b>	6	<b>Gas:</b>	N
<b>Heat:</b>	Forced Air / Propane	<b>Tot Prk Spcs:</b>	7	<b>Phone:</b>	Y
<b>A/C:</b>	Central Air	<b>UFFI:</b>		<b>Water:</b>	Municipal
<b>Central Vac:</b>	N	<b>Pool:</b>	None	<b>Water Supply:</b>	
<b>Apx Age:</b>		<b>Energy Cert:</b>		<b>Sewer:</b>	Sewers
<b>Apx Sqft:</b>	2500-3000	<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>	Beach, Fireplace/Stove, Golf, Lake Access, Library, Park, School	<b>Waterfront:</b>	
<b>POTL Mo Fee:</b>				<b>Retirement:</b>	
<b>Elevator/Lift:</b>				<b>Oth Struct:</b>	Out Buildings
<b>Laundry Lev:</b>	Main			<b>Survey Type:</b>	None
<b>Phys Hdcap-Eqp:</b>					

**Topography:** Flat,Wooded/Treed **Easements/Restrict:** Unknown  
**Rural Services:**  
 Cell Services,Electricity Connected,Garbage Pickup,Internet High Speed,Street Lights,Telephone Available  
**Sewage:** Municipal Avai

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	13.78	x 9.51	Hardwood Floor
2	Kitchen	Main	25.26	x 11.81	Hardwood Floor
3	Dining	Main	12.14	x 10.17	Hardwood Floor
4	Living	Main	16.08	x 12.14	Hardwood Floor
5	Family	Main	18.7	x 14.44	Wood Floor W/O To Porch
6	Bathroom	Main	7.87	x 6.56	3 Pc Bath Vinyl Floor
7	Office	Main	14.44	x 7.22	Hardwood Floor
8	Prim Bdrm	Main	15.42	x 14.76	Hardwood Floor W/O To Sundeck
9	Laundry	Main	7.87	x 4.59	Hardwood Floor
10	Other	Main	14.76	x 10.17	W/W Closet Hardwood Floor
11	Bathroom	Main	7.87	x 4.92	3 Pc Ensuite Vinyl Floor
12	2nd Br	Upper	11.81	x 11.81	Wood Floor
13	3rd Br	Upper	15.42	x 11.81	Wood Floor
14	4th Br	Upper	11.81	x 10.17	Wood Floor
15	5th Br	Upper	11.15	x 9.84	Wood Floor
16	Bathroom	Upper	9.84	x 6.23	4 Pc Bath Vinyl Floor
17	Sunroom	Main	15.42	x 15.42	Wood Floor

**Client Remks:** Charming home in the Village of Westport with character and modern finishings. This beautifully renovated red brick home sits on a nicely landscaped property within walking distance to all that village has to offer cafes, restaurants, shops, the marina and Upper Rideau Lake. The main floor has all you need for daily living with the master bedroom at the rear of the house with a large attached closet, laundry room and ensuite. There is a main entrance that brings you into a foyer area as well as a side entrance that will bring you into the kitchen and dining room area. This floor features hickory hardwood flooring, a tasteful high-end gourmet kitchen with an island, large bright dining area, stately living room with a fireplace and an office area. There is a large room at the front of the house that could be used as a family room, home office or potential retail space. At the rear of the house, is a beautiful and private 3-season sunroom that is off of the master bedroom that offers bug-free enjoyment of the outdoors and gives plenty of extra space for entertaining guests and exits into the backyard. The second level boasts 3 bedrooms, a 4-pc bathroom and a sitting area that is perfect for relaxing and reading a book. The property itself is well-maintained with a sturdy storage garage in the rear yard. The home features a new metal roof in 2023, heat pump in 2024, and propane furnace in 2023. Gorgeous property in the heart of the beautiful Village of Westport.

**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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