



*Village Charm Meets  
Modern Living*

## 6 Spring Street, Westport, ON

**Charming red brick home in the heart of the Village of Westport, blending timeless character with modern finishes.**

-  **X12854272**
-  **\$699,000**
-  **5 Bedrooms**
-  **3 Bathrooms**
-  **0.278 Acres**

Beautifully renovated and set on a nicely landscaped lot, this property is within walking distance to cafes, restaurants, shops, the marina, and Upper Rideau Lake. The main floor offers convenient one-level living with a spacious rear master bedroom featuring a large closet, ensuite bath, and adjacent laundry room. A welcoming foyer entrance is complemented by a side entry leading directly into the kitchen and dining area. Highlights include hickory hardwood flooring, a high-end gourmet kitchen with island, a bright dining space, a stately living room with fireplace, and a dedicated office area. A large front room provides flexible use as a family room, home office, or potential retail space. At the back of the home, a private three-season sunroom off the master bedroom offers bug-free outdoor enjoyment and a wonderful space for relaxing or entertaining, with direct access to the backyard.

*Your Total Real Estate Package!*

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



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Westport, ON**

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## Features

*Charming red brick home in the heart of the Village of Westport, blending timeless character with modern finishes.*

- **Prime Village Location:** Beautifully renovated and set on a nicely landscaped lot, this property is within walking distance to cafes, restaurants, shops, the marina, and Upper Rideau Lake.
- **Main Floor Living:** The main floor offers convenient one-level living with a spacious rear master bedroom featuring a large closet, ensuite bath, and adjacent laundry room. A welcoming foyer entrance is complemented by a side entry leading directly into the kitchen and dining area.
- **High-End Finishes Throughout:** Highlights include hickory hardwood flooring, a high-end gourmet kitchen with island, a bright dining space, a stately living room with fireplace, and a dedicated office area. A large front room provides flexible use as a family room, home office, or potential retail space.
- **Private Three-Season Sunroom:** At the back of the home, a private three-season sunroom off the master bedroom offers bug-free outdoor enjoyment and a wonderful space for relaxing or entertaining, with direct access to the backyard.
- **Income Potential on Second Level:** The second level features a separate entrance and could serve as a short-term vacation rental, offering three bedrooms, a 4-piece bath, and a cozy sitting/coffee area.
- **Recent Updates & Extras:** The well-maintained property also includes a sturdy storage garage in the rear yard. Recent updates include a new metal and flat roof, heat pump, and propane furnace. A truly 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!***



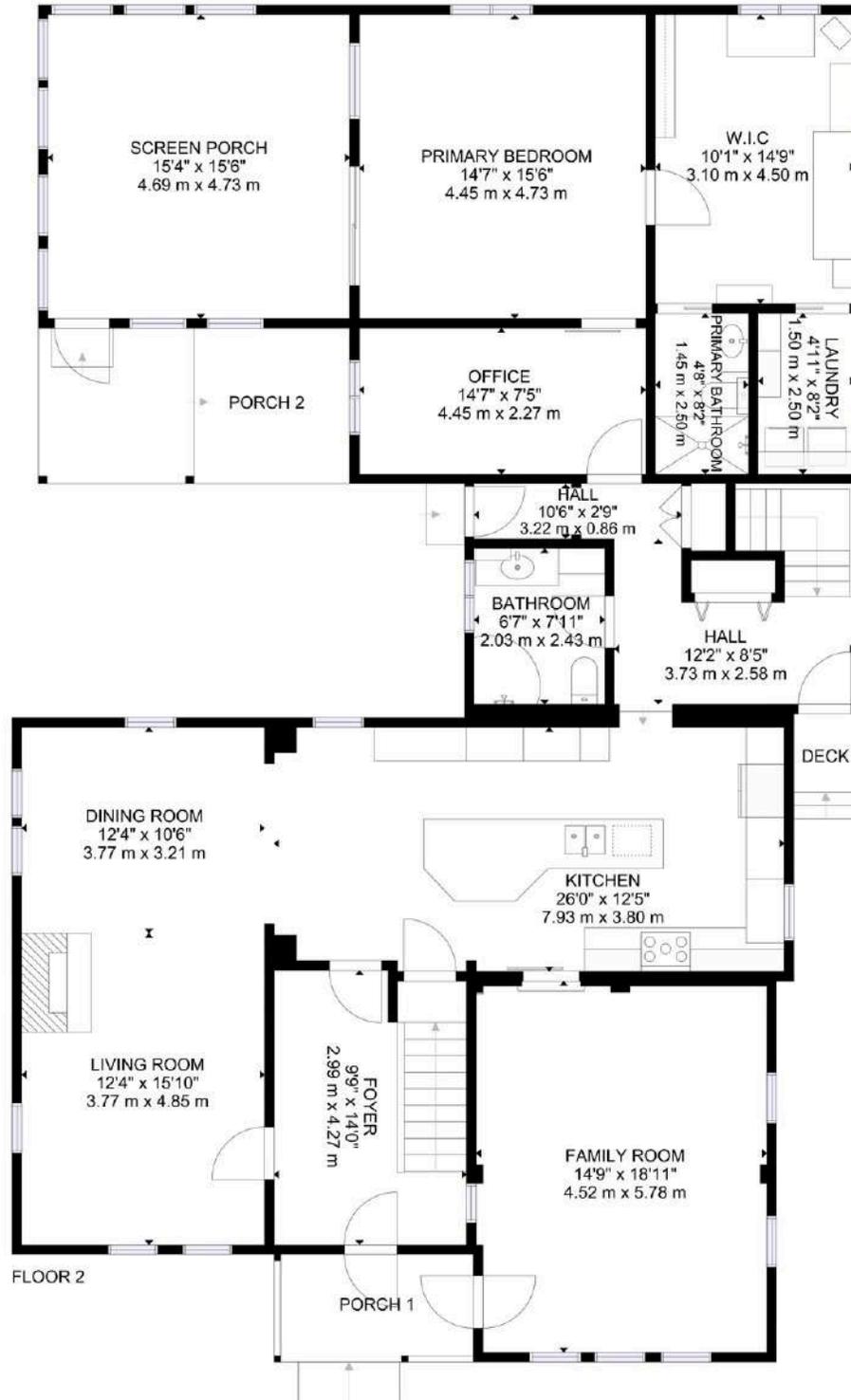
## 2024 Utilities Cost (Hydro & Water)

- \$4966.00

# GALLERY



# FLOOR PLAN - MAIN FLOOR

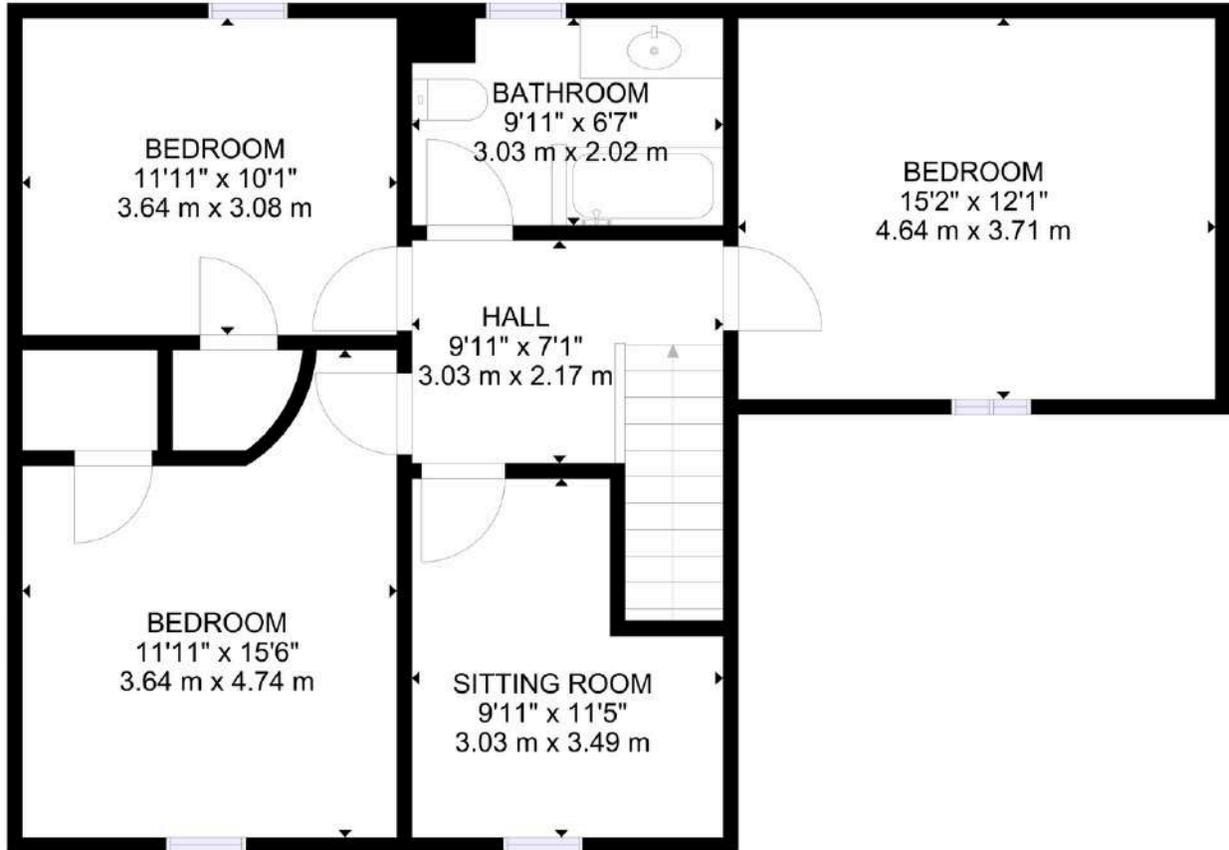


## GROSS INTERNAL AREA

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



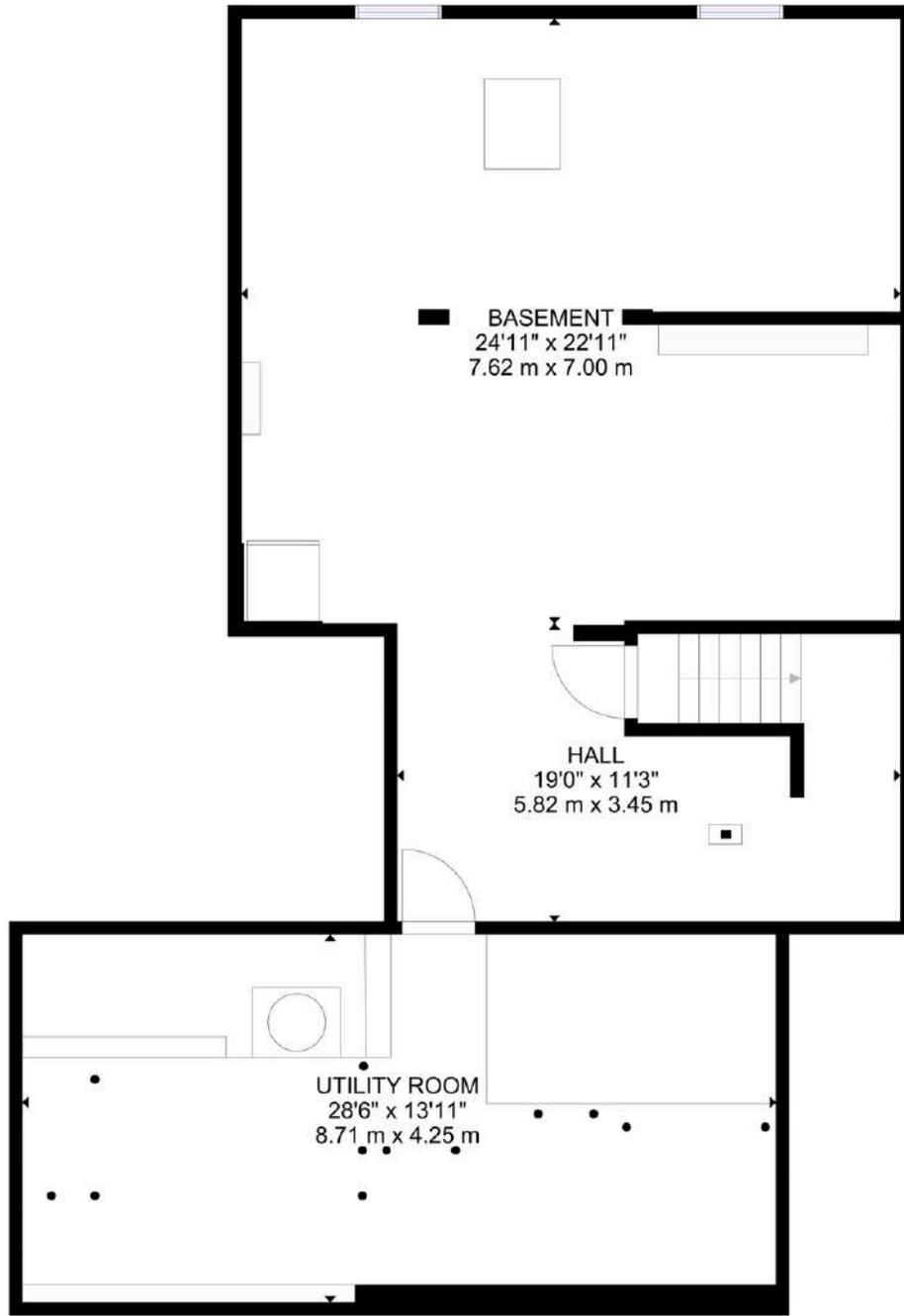
FLOOR 3

#### 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>  
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 - BASEMENT



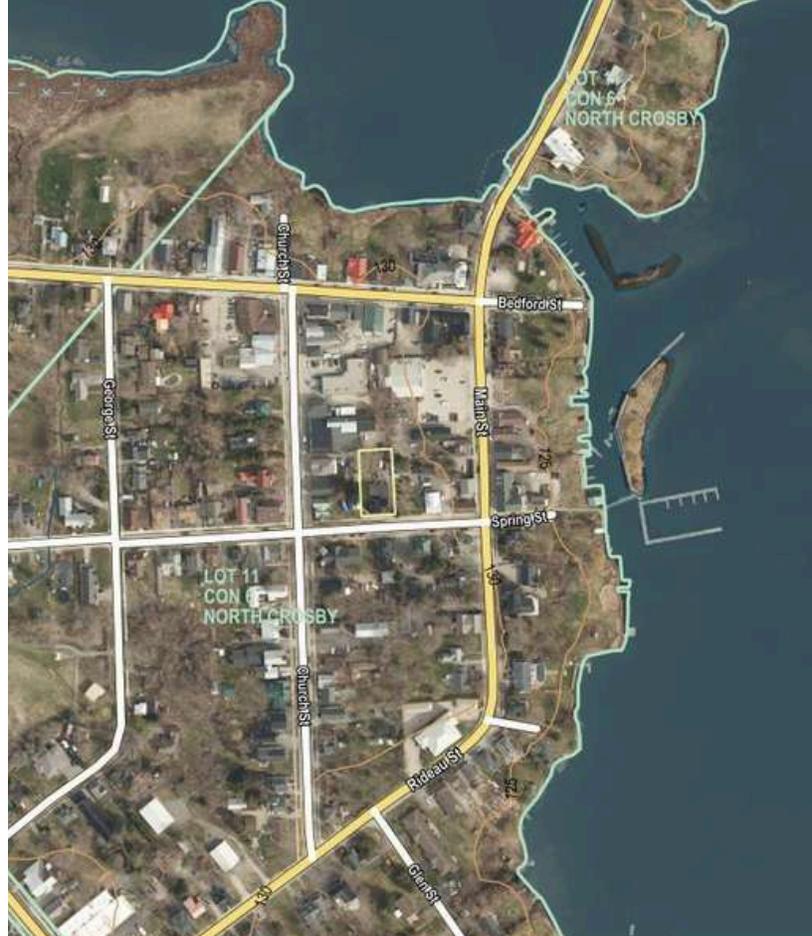
FLOOR 1

## GROSS INTERNAL AREA

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# AERIAL IMAGES



# INTERACTIVE LINKS

## Virtual Tour



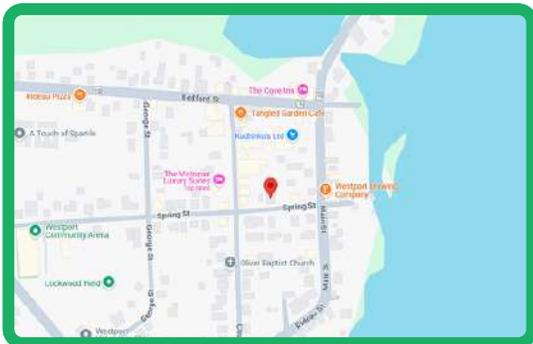
Scan the QR Code or Visit:  
<https://my.matterport.com/show/?m=HaNex1hdmmH>

## 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/>





## Questions? Contact us:

**Tammy & Heath Gurr**

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*Your Total Real Estate Package!*