



**6 Spring St N**  
**Westport Ontario K0G 1X0**  
 Westport 815 - Westport Leeds and Grenville  
**SPIS:** N **Taxes:** \$4,140/2025 **DOM:** 48

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

**Kitchens:** 1  
**Fam Rm:** N  
**Basement:** Full / Unfinished  
**Fireplace/Stv:** Y  
**Heat:** Forced Air / Propane  
**A/C:** Central Air  
**Central Vac:** N  
**Apex Age:**  
**Apex Sqft:** 2500-3000  
**Lot Size Source:** GeoWarehouse  
**Roof:** Metal

**Foundation:**  
 Concrete Block,Poured Concrete,Stone

**Assessment:**

**POTL:**

**POTL Mo Fee:**

**Elevator/Lift:**

**Laundry Lev:** Main

**Phys Hdcap-Eqp:**

**Exterior:** Brick / Wood  
**Gar/Gar Spcs:** Detached / 1  
**Park/Drive:**  
**Drive:** Private Double  
**Drive Park Spcs:** 6  
**Tot Prk Spcs:** 7  
**UFFI:**  
**Pool:** None  
**Energy Cert:**  
**Cert Level:**  
**GreenPIS:**  
**Prop Feat:** Beach, Fireplace/Stove, Golf, Lake Access, Library, Park, School  
**Exterior Feat:** Deck,Landscaped,Privacy,Porch,Year Round Living  
**Interior Feat:** Bar Fridge,Built-In Oven,Carpet Free,Countertop Range,Primary Bedroom - Main Floor,Water Heater Owned  
**Security Feat:** Smoke Detector

**Zoning:**  
**Cable TV:** Y  
**Hydro:** Y  
**Gas:** N  
**Phone:** Y  
**Water:** Municipal  
**Water Supply**

**Type:**  
**Sewer:** Sewers  
**Spec Desig:** Unknown  
**Farm/Agr:**  
**Waterfront:**  
**Retirement:**

**Accessibility:** None  
**Feat:**  
**Under Contract:** Propane Tank  
**HST Applicable to:** Included In  
**Sale Price:**  
**Oth Struct:** Out Buildings  
**Survey Type:** None

**Water Body Type:** Lake  
**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.

**Inclusions:** Refrigerator, Cook Top, Wall Oven, Dishwasher, Washer, Dryer

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