

PRICE
REDUCED

*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

\$ \$699,000

5 Bedrooms

3 Bathrooms

0.278 Acres

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 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.
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- 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!



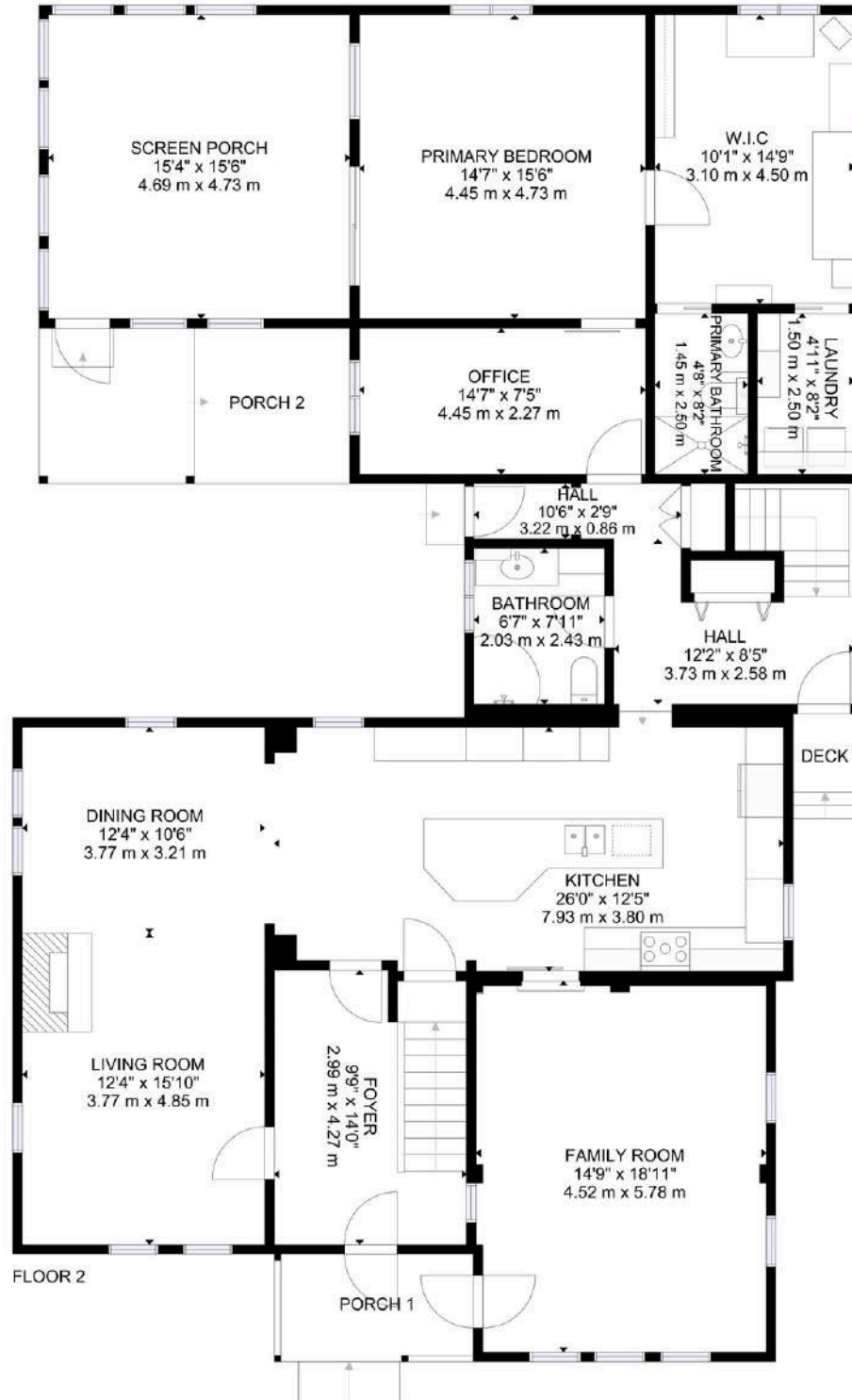
2024 Utilities Cost (Hydro & Water)

- \$4966.00

GALLERY



FLOOR PLAN - MAIN FLOOR

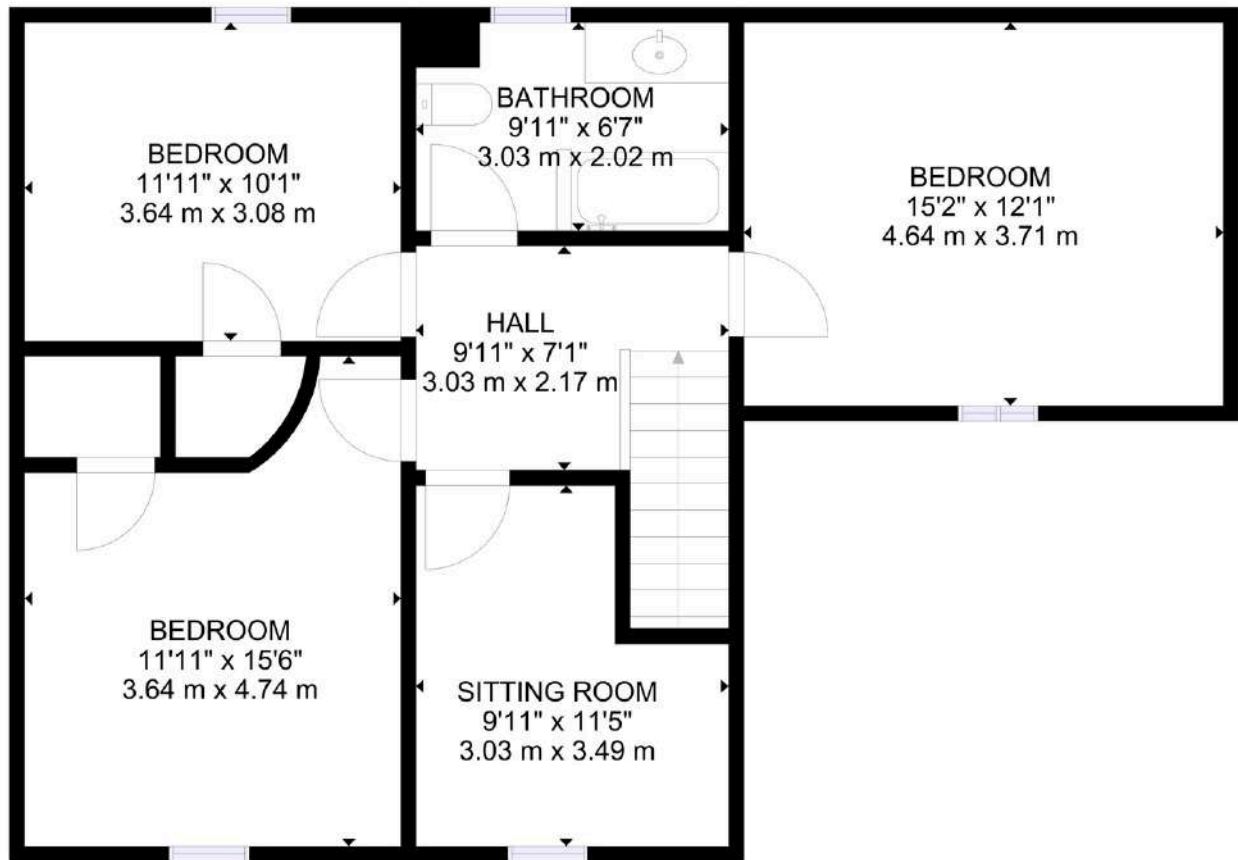


GROSS INTERNAL AREA

FLOOR 1: 1195 sq.ft, 111 m², FLOOR 2: 1932 sq.ft, 179 m², FLOOR 3: 776 sq.ft, 72 m²
 EXCLUDED AREA: PORCH 1: 53 sq.ft, 5 m², PORCH 2: 126 sq.ft, 12 m², SCREEN PORCH: 239 sq.ft, 22 m², DECK: 13 sq.ft, 1 m²
 TOTAL: 3903 sq.ft, 362 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR PLAN - 2ND FLOOR



FLOOR 3

GROSS INTERNAL AREA

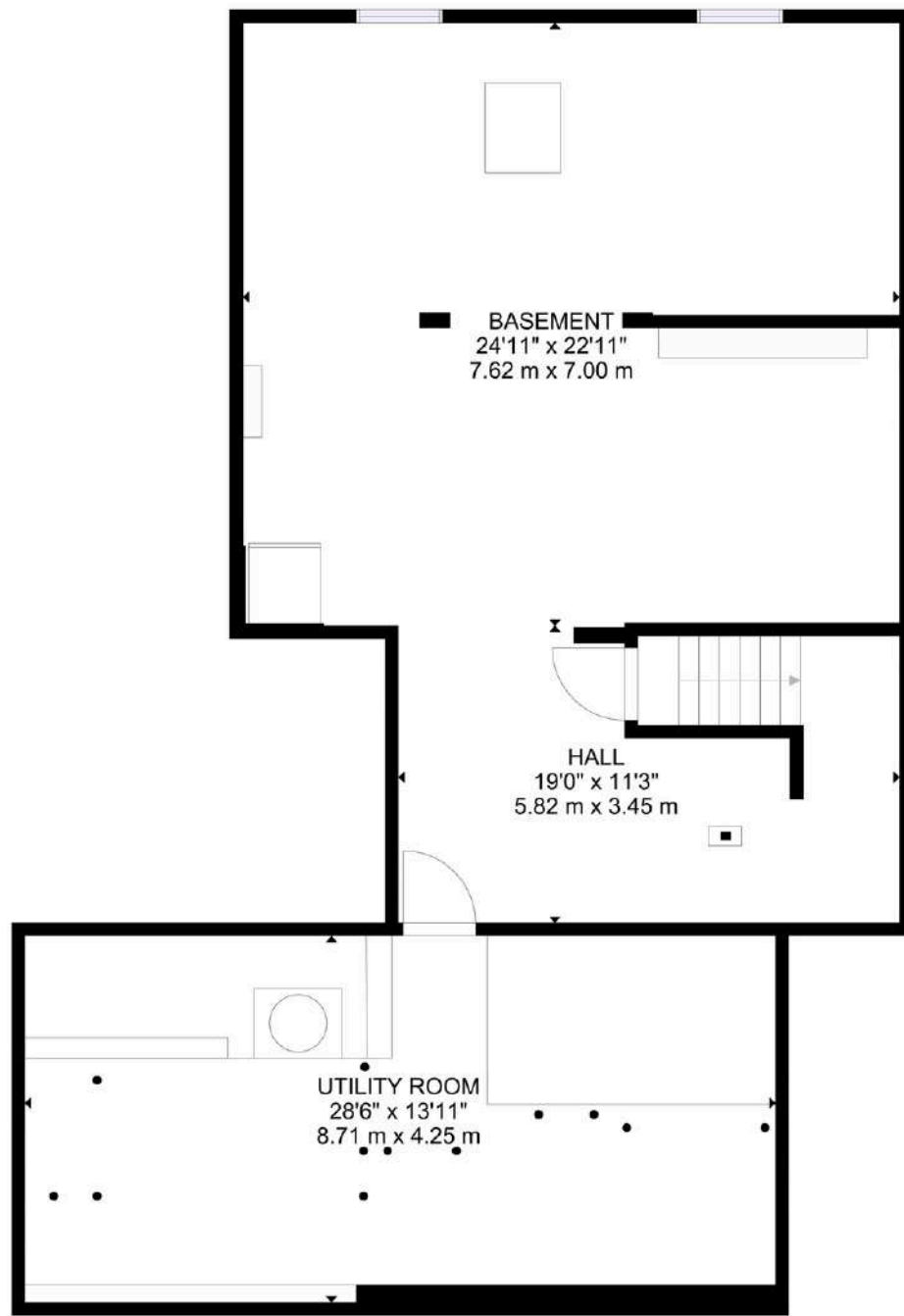
FLOOR 1: 1195 sq.ft, 111 m², FLOOR 2: 1932 sq.ft, 179 m², FLOOR 3: 776 sq.ft, 72 m²

EXCLUDED AREA: PORCH 1: 53 sq.ft, 5 m², PORCH 2: 126 sq.ft, 12 m², SCREEN PORCH: 239 sq.ft, 22 m², DECK: 13 sq.ft, 1 m²

TOTAL: 3903 sq.ft, 362 m²

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FLOOR PLAN - BASEMENT



FLOOR 1

GROSS INTERNAL AREA

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AERIAL IMAGES



INTERACTIVE LINKS

Virtual Tour



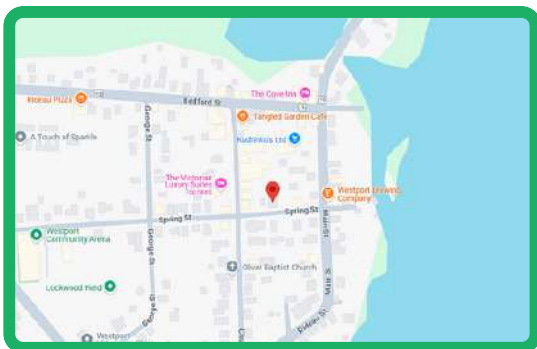
Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=HaNex1hdmmH>

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/>

MLS LISTING



6 Spring St N		List: \$699,000 For: Sale	
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

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

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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