



6 Spring St N Westport Ontario K0G 1X0 Westport 815 - Westport Leeds and Grenville SPIS: N Taxes: \$4,140/2025 DOM: 1		
Detached Link: N 2-Storey	Front On: N Acre:	Rms: 17 Bedrooms: 5 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 Apx Age: Apx Sqft: 2500-3000 Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:	Exterior: Brick / Wood Drive: Pvt Double Gar/Gar Spcs: Detached / 1 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	Zoning: Cable TV: Y Hydro: Y Gas: N Phone: Y Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct: Out Buildings Survey Type: None
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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
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#	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.

Prepared By: TAMMY GURR

ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE

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Extras:

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