



6 Spring St
Westport Ontario K0G 1X0
 Westport 815 - Westport Leeds and Grenville
SPIS: N Taxes: \$4,140/2025 DOM: 0

Detached **Front On: N Rms: 17**
Link: N Acre: < .50 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#: X12854272 PIN#: 441020292

Possession Remarks: TBD
Legal: PT LT 5 RANGE 3 PL 169; PT LT 6 RANGE 3 PL 169 AS IN LR371256; WESTPORT

| | | |
|---|--|---|
| Kitchens: 1 | Exterior: Brick / Wood | Zoning: |
| Fam Rm: N | Gar/Gar Spcs: Detached / 1 | Cable TV: Y |
| Basement: Full / Unfinished | Park/Drive: | Hydro: Y |
| Fireplace/Stv: Y | Drive: Private Double | Gas: N |
| Heat: Baseboard, Forced Air, Heat Pump / Electric, Propane | Drive Park Spcs: 6 | Phone: Y |
| A/C: Central Air | Tot Prk Spcs: 7 | Water: Municipal |
| Central Vac: N | UFFI: | Water Supply Type: |
| Apx Age: | Pool: None | Sewer: Sewers |
| Apx Sqft: 2500-3000 | Energy Cert: | Spec Desig: Unknown |
| Lot Size Source: GeoWarehouse | Cert Level: | Farm/Agr: |
| Roof: Metal | GreenPIS: | Waterfront: |
| Foundation: Concrete Block, Poured Concrete, Stone | Prop Feat: Beach, Fireplace/Stove, Golf, Lake Access, Library, Park, School | Retirement: |
| Assessment: | Exterior Feat: Deck, Landscaped, Privacy, Porch, Year Round Living | Accessibility: None |
| POTL: | Interior Feat: Bar Fridge, Built-In Oven, Carpet Free, Countertop Range, Primary Bedroom - Main Floor, Water Heater | Feat: |
| POTL Mo Fee: | Owned | Under Contract: Propane Tank Included In |
| Elevator/Lift: | Security Feat: Smoke Detector | HST Applicable to Sale Price: |
| Laundry Lev: Main | | Oth Struct: Out Buildings |
| Phys Hdcap-Eqp: | | 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 |
| 6 | Bathroom | Main | 7.87 | x 6.56 | 3 Pc Bath |
| 7 | Office | Main | 14.44 | x 7.22 | Hardwood Floor |
| 8 | Prim Bdrm | Main | 15.42 | x 14.76 | Hardwood Floor |
| 9 | Laundry | Main | 7.87 | x 4.59 | Hardwood Floor |
| 10 | Other | Main | 14.76 | x 10.17 | W/W Closet |
| 11 | Bathroom | Main | 7.87 | x 4.92 | 3 Pc Ensuite |
| 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 |
| 17 | Sunroom | Main | 15.42 | x 15.42 | Wood Floor |

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

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

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