

89 PINECREST Lane, Westport, Ontario K0G 1X0

Listing

Client Full  
Active / Residential

89 PINECREST Ln Westport

Listing ID: 40556788  
Price: \$849,000



Leeds and Grenville/Westport/Westport  
Bungalow/House

Water Body: Wolfe Lake  
Type of Water: Lake

	Beds	Baths	Kitch
Lower	1	1	
Main	1	1	1

Beds (AG+BG): 2 (1 + 1)  
Baths (F+H): 2 (2 + 0)  
SF Fin Total: 2,160  
AG Fin SF Range: 1001 to 1500  
AG Fin SF: 1,320/Other  
BG Fin SF: 840/Other  
DOM: 0  
Common Interest: Freehold/None  
Tax Amt/Yr: \$3,937.30/2023

Remarks/Directions

Public Rmks: Year-round home or cottage on beautiful Wolfe Lake! This home has been lovingly maintained and is impressive from the moment you see the property. The house sits close to the water with stunning southerly views across the largest part of the lake. Imagine enjoying nightly sunsets over the lake while relaxing on your expansive deck. The main floor of the home has a large foyer, a full bathroom with a whirlpool tub, one bedroom and an open kitchen/dining area with a patio door that leads to the wrap around deck. The living room on this level looks like it could be in a magazine with a wall-to-wall built-in bookcase, cabinets, and a propane fireplace. This room has soaring cathedral ceilings with exposed beam accents and large windows at both ends as well as direct access to the side deck. The lower level has an additional bedroom that has a full ensuite bathroom, a laundry room, utility room/workshop and a door that leads directly to the attached 2-car garage. The yard is nicely landscaped and has just a few stairs to the lake with crystal clear waters, a large deck and dock. The shoreline consists of smooth rocks and gentle access to deeper water. Wolfe Lake is a large, deep lake with great fishing, boating, and swimming opportunities. The location is ideal, just 10 minutes from the Village of Westport. Stunning property!

Directions: From Westport, Take highway 36 (Mountain Road) North, Left on Porter Road, Left on Pollard Road (changes to Cottonwood Lane) to Pinecrest

Waterfront

Waterfront Type: Direct Waterfront  
Waterfront Features: Stairs to Waterfront  
Dock Type: Private Docking  
Shoreline: Clean, Rocky, Shallow  
Shore Rd Allow: None  
Channel Name:  
Water View: Direct Water View  
Boat House:  
Frontage: 100.00  
Exposure: South  
Island Y/N: No

Exterior

Exterior Feat: Deck(s), Fishing, Landscaped, Privacy, Year Round Living  
Construct. Material: Wood  
Shingles Replaced:  
Foundation: Concrete Block, Poured Concrete  
Roof: Metal  
Prop Attached: Detached  
Year/Desc/Source: 1981//Other  
Property Access: Private Road  
Other Structures: Shed  
Apex Age: 31-50 Years  
Garage & Parking: Attached Garage//Private Drive Double Wide//Gravel Driveway  
Winterized: Fully Winterized  
Parking Spaces: 6  
Driveway Spaces: 4.0  
Garage Spaces: 2.0  
Services: Cell Service, Electricity, High Speed Internet Avail, Telephone  
Water Source: Drilled Well  
Water Tmnt: Sewer: Septic  
Lot Size Area/Units: 0.060/Acres  
Acres Range: 0.50-1.99  
Acres Rent:  
Lot Front (Ft): 100.00  
Lot Depth (Ft): 366.00  
Lot Shape:  
Location: Rural  
Land Lse Fee:  
Area Influences: Beach, Golf, Lake Access, Landscaped, Park, Place of Worship, School Bus Route, Schools  
View: Forest, Lake, Trees/Woods, Water  
Retire Com:  
Topography: Rocky, Sloping, Wooded/Treed  
Fronting On: South  
Restrictions: Exposure: South

Interior

Interior Feat: Auto Garage Door Remote(s), Built-In Appliances, Ceiling Fans, Central Vacuum, Countertop Range, Sewage Pump, Upgraded Insulation, Water Heater, Water Heater Owned, Work Bench, Workshop  
Security Feat: Carbon Monoxide Detector(s), Smoke Detector(s)  
Access Feat: 32" Min Doors  
Basement: Full Basement  
Basement Fin: Partially Finished  
Basement Feat: Walk-Out  
Laundry Feat: In Basement, Laundry Room  
Cooling: Central Air  
Heating: Airtight Stove, Electric Hot Water, Fireplace-Propane, Forced Air-Propane, Propane, Wood, Woodstove  
Fireplace: 2/Living Room, Propane, Wood, Wood Stove  
FP Stove Op: Yes  
Under Contract: Propane Tank  
Contract Cost/Mo:  
Inclusions: Central Vac, Dishwasher, Dryer, Garage Door Opener, Refrigerator, Stove, Washer, Other

Property Information

Common Elem Fee: No  
Legal Desc: PT LT 18 CON 9 NORTH CROSBY PT 3, 11, 15 28R6878; T/W LR132961, LR213775, S/T LR132961, S/T BENEFICIARIES INTEREST IN LR125179; RIDEAU LAKES  
Zoning: RW  
Assess Val/Year: \$303,000/2016  
PIN: 442600082  
ROLL: 083183905417002  
Possession/Date: Flexible/  
Local Improvements Fee:  
Survey: None/  
Hold Over Days:  
Occupant Type: Owner  
Deposit: 10,000

Brokerage Information

List Date: 03/19/2024  
List Brokerage: Royal LePage ProAlliance Realty, Brokerage  
Source Board: Kingston and Area Real Estate Association  
Prepared By: Tammy Gurr, Broker  
Date Prepared: 03/19/2024

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