

# 19 OLD MOUNTAIN Road, Westport, Ontario K0G 1X0

Listing

Client Full  
**Active / Residential**

**19 OLD MOUNTAIN Rd Westport**

MLS®#: **40135805**

Price: **\$379,000**



## Leeds and Grenville/Rideau Lakes/Rideau Lakes

### Bungalow/House

	Beds	Baths	Kitch
Main	3	1	1

Beds: **3 ( 3 + 0 )**  
 Baths: **1 ( 1 + 0 )**  
 SF Total: **1,510/Other**  
 SF Range: **1001 to 1500**  
 Abv Grade Fin SF: **1,124.00/Other**  
 Blw Grade SF: **386.00/Other**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$1,548/2021**

### Remarks/Directions

Public Rmks: **Located just north of Westport on Mountain Road, this neat and tidy home sits nestled in mature trees just off the main road. The location is ideal with a beautiful beach and boat launch on Sand Lake within walking distance, all the amenities that the bustling little town of Westport has to offer such as several family-owned shops, restaurants, pubs and access to the Rideau System and golf courses in the area You will find that it is easy to access larger centres such as Perth and Ottawa to the north or Kingston to the south. As you enter the home, you will find a large screened in porch area overlooking the beautiful Hosta gardens. From here you will enter into a large eat-in kitchen, which is also open into the living room. There are three large bedrooms and an oversized full bathroom with laundry area attached. The basement has approximately half of the area developed into a recreation room with a woodstove and an exterior entrance to the yard. The remainder of the basement consists of a 5-6 foot crawlspace for storage and utilities. This home is beautifully landscaped and is serviced by a drilled well and a full septic system and is wheelchair accessible. Easy living awaits the new owner of this country property! Offers will be presented Wednesday, July 7th at 3pm.**

Directions: **Westport Road (Bedford Street), head north on Mountain Road, right on Old Mountain Road to sign.**

### Common Elements

#### Exterior

Exterior Feat:	<b>Deck(s), Porch-Enclosed</b>	Roof:	<b>Asphalt Shingle</b>
Construct. Material:	<b>Concrete Block, Vinyl Siding</b>	Prop Attached:	<b>Detached</b>
Shingles Replaced:	Foundation: <b>Block</b>	Apx Age:	<b>Unknown</b>
Year/Desc/Source:	//Other	Garage Spaces:	<b>1.0</b>
Garage & Parking:	<b>Detached Garage, Private Drive Single Wide, Gravel Driveway</b>	Sewer:	<b>Septic</b>
Parking Spaces:	4 Driveway Spaces: <b>3.0</b>		
Parking Level/Unit:	Parking Assigned:		
Services:	<b>Cell Service, Electricity, Telephone</b>		
Water Source:	<b>Drilled Well</b>	Water Tmnt:	<b>UV System</b>
Lot Size Area/Units:	<b>0.480/Acres</b>	Acres Range:	<b>&lt; 0.5</b>
Lot Front (Ft):	<b>369.00</b>	Lot Depth (Ft):	<b>0.00</b>
Location:	<b>Rural</b>	Lot Irregularities:	
Area Influences:	<b>Golf, Park</b>		
Topography:	<b>Sloping</b>	Fronting On:	

#### Interior

Interior Feat:	<b>Ceiling Fans</b>	Basement Fin:	<b>Partially Finished</b>
Basement:	<b>Crawl Space</b>		
Laundry Feat:	<b>Electric Dryer Hookup, In Bathroom, Inside, Main Level, Washer Hookup</b>		
Cooling:	<b>None</b>		
Heating:	<b>Airtight Stove, Baseboard, Electric, Propane</b>	FP Stove Op:	
Fireplace:	<b>/Wood Stove</b>		
Inclusions:	<b>Refrigerator, Smoke Detector, Stove, Window Coverings</b>		

### Property Information

Common Elem Fee:	<b>No</b>	Local Improvements Fee:	
Legal Desc:	<b>PT LT 14 CON 7 NORTH CROSBY PT 1 28R4742; S/T INTEREST IN LR262663; RIDEAU LAKES</b>	Survey:	<b>Available/</b>
Zoning:	<b>Rural</b>	Hold Over Days:	
Assess Val/Year:	<b>\$155,000/2016</b>	Occupant Type:	<b>Owner</b>
PIN:	<b>441020076</b>	Deposit:	<b>N/A</b>
ROLL:	<b>083183905404702</b>		
Possession/Date:	<b>Other/</b>		

### Brokerage Information

List Date: **06/28/2021**  
 List Brokerage: **ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE**   
 Source Board: **Kingston**

Prepared By: **TAMMY GURR, Broker**

Date Prepared: **06/30/2021**

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