

# 43 MAIN Street, Westport, Ontario K0G 1X0

Listing

Client Full  
**Active / Residential**

**43 MAIN St Westport**

MLS@#: 40319822  
 Price: **\$1,650,000**



## Leeds and Grenville/Westport/Westport

2.5 Storey/House

Water Body: **Upper Rideau Lake**  
 Type of Water: **Lake**

	Beds	Baths	Kitch
Basement		1	
Main		1	1
Second	3	1	
Third		1	

Beds (AG+BG): **3 (3 + 0)**  
 Baths (F+H): **4 (2 + 2)**  
 SF Fin Total: **2,486**  
 AG Fin SF Range: **2001 to 3000**  
 AG Fin SF: **2,486/Other**  
 DOM/CDOM: **1/1**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$2,599.91/2022**

### Remarks/Directions

Public Rmks: **Charming Victorian home located in the heart of the Village of Westport with waterfrontage on Upper Rideau Lake. This stunning home is centrally located, across from the post office and a stone's throw from the bank, a pub, ice cream parlour, flower shop, grocery store, bakery and the library. This red brick house was built around 1896 and has stood the test of time. A classic wrap-around veranda greets you at the entrance and a large deck at the back overlooks the lake and Foley Mountain. The entrance hall of the house leads to a living room with a high efficiency Waterford propane fireplace and a connected family room, separated by original double pocket doors. Original stained-glass windows are in the front living room and on the landing to the 2nd floor. The spacious dining room is full of natural light and leads to an efficient galley kitchen with a peninsula and wall of pantry cupboards. Attached to the kitchen is a cozy sunroom with sliding doors leading to the deck where you can enjoy watching the harbour activities. Off the kitchen is a 3-pc bath that currently doubles as a laundry room with a broom closet and storage cabinets. The 2nd floor features a landing with a peaceful sitting room/library, a large master, two guest rooms and a shared bathroom on the 2nd floor that is currently being updated. Stairs from this level lead to the attic, which has additional space and a 2-pc bath. The basement is open and ready for any potential renovations and has an exterior entrance to the side street. The lot itself is beautiful with magnificent, mature pines, birches, a locust tree and a massive weeping willow by the water. Perennial gardens run along the south side of the house and a flower garden sits in the middle of the back lawn with a mulberry tree on either side. An older boathouse sits at the water's edge as well as a new dock and a 2-car garage sits beside the house along the street. The home was almost totally rewired in 2002 and the roof was new in 2022.**

Directions: **Main Street Westport across from Post Office.**

### Common Elements

Locker: Balcony:

### Waterfront

Features: **Water Access, Waterfront-Deeded**  
 Dock Type: **Private Docking**  
 Shoreline: **Natural**  
 Shore Rd Allow: **None**  
 Channel Name:  
 Boat House: **Boat House, Boathouse-Single Slip**  
 Frontage: **75.98**  
 Exposure:  
 Island Y/N: **No**

### Exterior

Exterior Feat: **Deck(s), Fishing, Landscaped, Porch**  
 Construct. Material: **Brick, Wood**  
 Shingles Replaced:  
 Year/Desc/Source: **1896//Owner**  
 Property Access: **Municipal Road, Paved Road, Year Round Road**  
 Other Structures:  
 Garage & Parking: **Detached Garage//Private Drive Double Wide//Asphalt Driveway**  
 Parking Spaces: **4**  
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Recycling Pickup, Street Lights, Telephone Available**  
 Water Source: **Municipal**  
 Lot Size Area/Units: **0.460/Acres**  
 Lot Front (Ft): **76.00**  
 Location: **Urban**  
 Area Influences: **Beach, Downtown, Golf, Lake Access, Landscaped, Library, Park, Place of Worship, Playground Nearby, Schools, Shopping Nearby**  
 View: **Bay, Downtown, Trees/Woods, Water**  
 Topography: **Rolling, Wooded/Treed**  
 Restrictions:  
 Foundation: **Poured Concrete**  
 Roof: **Asphalt Rolled, Metal**  
 Prop Attached: **Detached**  
 Apx Age: **100+ Years**  
 Rd Acc Fee:  
 Winterized: **Fully Winterized**  
 Garage Spaces: **2.0**  
 Sewer: **Sewer (Municipal)**  
 Water Tmnt:  
 Acres Range: **< 0.5**  
 Lot Depth (Ft): **257.00**  
 Lot Shape:  
 Land Lse Fee:  
 Retire Com:  
 Fronting On: **East**  
 Exposure: **East**

### Interior

Interior Feat: **Other**  
 Security Feat: **None**  
 Basement: **Full Basement**  
 Laundry Feat: **In Bathroom, Main Level**  
 Cooling: **None**  
 Heating: **Baseboard, Electric, Fireplace-Propane**  
 Fireplace: **/Fireplace Insert, Propane**  
 Under Contract: **Hot Water Heater, Propane Tank**  
 Inclusions: **Built-in Microwave, Dishwasher, Dryer, Freezer, Refrigerator, Satellite Dish, Smoke Detector, Stove, Washer, Window Coverings**  
 Exclusions: **Master Bedroom chandelier.**  
 Basement Fin: **Partially Finished**  
 FP Stove Op:  
 Contract Cost/Mo:

### Property Information

Common Elem Fee: **No**  
 Legal Desc: **LT 4 RANGE 1 PL 169; WATER LT IN UPPER RIDEAU LAKE BEING IN FRONT OF LT 4 RANGE 1 PL 169; WESTPORT**  
 Zoning: **R1**  
 Assess Val/Year: **\$341,000/2016**  
 PIN: **441030071**  
 ROLL: **084200004202700**  
 Possession/Date: **Flexible/**  
 Local Improvements Fee:  
 Survey: **Available/**  
 Hold Over Days:  
 Occupant Type: **Owner**  
 Deposit: **10,000**

### Brokerage Information

List Date: **09/07/2022**  
 List Brokerage: **Royal LePage ProAlliance Realty, Brokerage**  
 Source Board: **Kingston and Area Real Estate Association**

Date Prepared: **09/08/2022**

Prepared By: **Tammy Gurr, Broker**

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