

54 HARMONS Lane, Westport, Ontario K0G 1X0

Listing

Client Full

[54 HARMONS Ln Westport](#)

MLS®#: 40199098

Active / Residential

Price: **\$1,350,000**



Frontenac/Frontenac/47 - Frontenac South 2 Storey/House



Water Body: **Buck Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Lower		1	
Main	3	2	1

Beds: **3 (3 + 0)**
 Baths: **3 (2 + 1)**
 SF Fin Total: **2,278/Owner**
 SF Fin Range: **2001 to 3000**
 AG Fin SF: **2,278.00/Owner**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,886/2021**

Remarks/Directions

Public Rmks: The perfect waterfront home on beautiful Buck Lake! This custom built home captures almost every sought after feature imaginable – year-round living, level access, southwestern exposure with amazing sunset views, level front yard, boat ramp, mature trees and a 2-car attached garage. The home has 3 bedrooms and two full bathrooms and is serviced by a septic system and a drilled well. The home sits on the hillside with ground level access by the garage into the lower level of the home or upper level access from a parking area into the kitchen. The upper level has an open concept kitchen/dinning area with a lakeside balcony, a large master bedroom with a new 3pc ensuite bathroom. There is a second full bathroom, laundry room and two further bedrooms with one currently being used as an office. Downstairs, there is a large "L" shaped family room, bar and games room. Seller will be completing some trim work and unfinished areas in the home prior to closing. The lot has 2.7 acres and 342 feet of shoreline. There is a large dock stretching out about 60 feet into the bay where you will have 6 feet of depth. The bay drops to 60 feet deep just a short distance away. Located only about 20 minutes south of Westport or 45 minutes south to Kingston, the location is a great place to get away but still have good access to all amenities. Offers will be presented January 18th at 2 pm. No pre-emptive offers will be considered.

Directions: Perth Road to Massassauga Road. Follow to end and turn right on Seapoint Lane then left onto Harmons Lane. Property on the right at the bottom of the hill.

Common Elements

Waterfront

Features: Water Access, Waterfront-Deeded
Dock Features: Boat Launch
Dock Type: Private Docking
Shoreline: Clean, Natural, Sandy
Shore Rd Allow: Owned
Channel Name:

Waterfront:
Boat House:
Frontage: 342.09
Exposure: South, West
Island Y/N: No

Exterior

Exterior Feat: Balcony, Deck(s), Fishing, Landscaped, Patio(s), Storage Buildings, Year Round Living
Construct. Material: Stucco (Plaster), Vinyl Siding
Shingles Replaced: Foundation: Block
Year/Desc/Source: 2001//Owner
Property Access: Private Road
Other Structures: Shed
Garage & Parking: Attached Garage//Private Drive Triple+ Wide//Gravel Driveway
Parking Spaces: 6
Parking Level/Unit: Driveway Spaces: 4.0
Services: Parking Assigned: Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet Avail, Recycling Pickup, Telephone
Water Source: Drilled Well, Lake/River
Water Tmnt: Sediment Filter
Lot Size Area/Units: 2.700/Acres
Acres Range: 2-4.99
Lot Front (Ft): 342.90
Lot Depth (Ft): 380.00
Location: Rural
Lot Irregularities:
Area Influences: Lake Access, Landscaped, Open Spaces, School Bus Route, Shopping Nearby, Trails
View: Bay, Lake, Trees/Woods, Water
Topography: Level, Open space, Wooded/Treed
Restrictions: Retirement, Fronting On: South, Exposure: South, West

Interior

Interior

Interior Feat: **Bar Fridge, Built-In Appliances, Ceiling Fans, Central Vacuum, Countertop Range, Oven Built-in**

Security Feat: **Carbon Monoxide Detector(s), Smoke Detector(s)**

Basement: **Crawl Space** Basement Fin: **Unfinished**

Laundry Feat: **Main Level**

Cooling: **Ductless**

Heating: **Airtight Stove, Baseboard, Electric Hot Water, Heat Pump, Wall Furnace, Woodstove**

Fireplace: **/Wood Stove** FP Stove Op: **Yes**

Inclusions: **Built-in Microwave, Carbon Monoxide Detector, Central Vac, Dishwasher, Dryer, Garage Door Opener, Range Hood, Refrigerator, Satellite Dish, Washer, Window Coverings**

Add Inclusions: **Bar fridge, Dock**

Exclusions: **Large Stereo Speakers, Metal Shed by the Lake, 2 Canvas Sheds**

Property Information

Common Elem Fee: **No** Local Improvements Fee:

Legal Desc: **PT LT 1 CON 13 BEDFORD PT A & B R159 EXCEPT PT 1 13R17092; S/T & T/W FR730409; SOUTH FRONTENAC EXCEPT FORFEITED MINING RIGHTS, IF ANY**

Zoning: **RLSW** Survey: **None/**

Assess Val/Year: **\$412,000/2016** Hold Over Days:

PIN: **362480478** Occupant Type: **Owner**

ROLL: **102901003028605** Deposit: **10000**

Possession/Date: **Flexible/**

Brokerage Information

List Date: **01/11/2022**

List Brokerage: **ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE** 

Source Board: **KAREA**

Prepared By: **TAMMY GURR, Broker**

Date Prepared: **01/12/2022**

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Rooms

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Kitchen	Main	11' 9" X 17' 8"	3.58 X 5.38	Vinyl Flooring
Dining Room	Main	13' 0" X 12' 6"	3.96 X 3.81	Laminate
Laundry	Main	5' 4" X 5' 0"	1.63 X 1.52	Laminate
Bedroom	Main	10' 4" X 9' 11"	3.15 X 3.02	Laminate
Bedroom	Main	12' 0" X 8' 8"	3.66 X 2.64	Laminate
Bathroom	Main	11' 0" X 11' 3"	3.35 X 3.43	4-Piece, Tile Floors
Bedroom Primary	Main	14' 11" X 13' 3"	4.55 X 4.04	Laminate, Walk-in Closet
Bathroom	Main	12' 0" X 10' 0"	3.66 X 3.05	3-Piece, Ensuite, Vinyl Flooring
Recreation Room	Lower	29' 8" X 17' 7"	9.04 X 5.36	Laminate
Family Room	Lower	25' 8" X 14' 0"	7.82 X 4.27	Laminate
Bathroom	Lower	5' 0" X 3' 0"	1.52 X 0.91	2-Piece

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