

718 LEISURE POINT Road, Westport, Ontario K0G 1X0

Client Full
Active / Residential

718 LEISURE POINT Rd Westport

MLS® #: 40258184
Price: **\$949,900**



Leeds and Grenville/Westport/Westport

2 Storey/House



Water Body: **Newboro Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main		1	1
Second	3	1	

Beds: **3 (3 + 0)**
 Baths: **2 (2 + 0)**
 SF Fin Total: **1,458/Other**
 SF Fin Range: **1001 to 1500**
 AG Fin SF: **1,458.00/Other**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,984/2021**

Remarks/Directions

Public Rmks: **Imagine owning 14 acres of hardwood forest and 779 feet of frontage on the Heritage Rideau Canal system! This property is located on the shores of Newboro Lake with easy access off of a well maintained road. You can boat from this property north to Ottawa or south to Kingston or you can stay closer to home and access 6 different lakes without passing through a lock. This unique home has an interesting floor plan with none of the rooms quite the same. On the main level is a kitchen, 2pc bathroom and a dining room. From this level you can either head up the stairs where there are two bedrooms, an office and a full bathroom. Down from the main level, is a large room split into two rooms by a large stone fireplace. These two areas are currently being set up as a living room and a separate sitting area. Outside, there is a large deck overlooking the lake and a screened gazebo - a perfect place to relax and enjoy the sounds of nature. Also located on the property is a cozy, heated self-contained cabin that gives extra room for your extended family or guests. If you are interested in trying your hand at maple syrup production, there is a sugar shack located back in the maple bush. Down at the dock you will find a natural, private shoreline and your own reconditioned Princecraft pontoon boat that is included in the sale. This property is very private and could be your cottage retreat or your year-round home and is conveniently located 10 minutes south of Westport or 40 minutes south to Kingston. Offers will be presented on Friday, May 20th at 2 pm. No pre-emptive offers will be considered.**

Directions: **Perth Road to Massassauga Road, left on Leisure Point Road, follows signs to #718**

Common Elements

Waterfront

Features: **Water Access, Waterfront-Deeded**
 Dock Type: **Private Docking**
 Shoreline: **Natural**
 Shore Rd Allow: **None**
 Channel Name:
 Boat House:
 Frontage: **779.99**
 Exposure: **North, East**
 Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s), Fishing, Year Round Living**
 Construct. Material: **Wood**
 Shingles Replaced: **2009**
 Year/Desc/Source: **//**
 Property Access: **Private Road**
 Other Structures: **Gazebo**
 Garage & Parking: **Private Drive Double Wide**
 Parking Spaces: **6**
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Recycling Pickup, Telephone**
 Water Source: **Drilled Well**
 Lot Size Area/Units: **14.200/Acres**
 Lot Front (Ft): **779.00**
 Location: **Rural**
 Area Influences: **Golf, Lake Access, Lake/Pond, Schools, Shopping Nearby**
 View: **Bay, Forest, Lake, Trees/Woods, Water**
 Topography: **Hilly, Rocky, Sloping, Wooded/Treed**
 Restrictions:
 Foundation: **Piers**
 Water Tmnt:
 Acres Range: **10-24.99**
 Lot Depth (Ft): **712.00**
 Lot Irregularities:
 Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **16-30 Years**
 Rd Acc Fee:
 Winterized:
 Garage Spaces:
 Sewer: **Septic**
 Acres Rent:
 Lot Shape:
 Land Lse Fee:
 Retire Com:
 Fronting On: **North**
 Exposure: **North, East**

Interior

Interior Feat: **Ceiling Fans, Guest Accommodations**
 Security Feat: **Smoke Detector(s)**
 Basement: **Crawl Space**
 Laundry Feat: **Main Level**
 Cooling: **Ductless**
 Heating: **Baseboard, Electric, Fireplace-Wood**
 Fireplace: **1/Fireplace Insert, Wood**
 Inclusions: **Dishwasher, Dryer, Refrigerator, Washer, Window Coverings**
 Add Inclusions: **Pontoon Boat, Dock**
 Exclusions: **Stained glass light fixture**
 Basement Fin: **Unfinished**
 FP Stove Op: **Yes**

Property Information

Common Elem Fee: No	Local Improvements Fee:
Legal Desc: PT LT 1 CON 7 NORTH CROSBY PT 5 TO 16 28R8194; T/W LR188592; S/T LR278758; RIDEAU LAKES	Survey: Available/
Zoning: RW	Hold Over Days:
Assess Val/Year: \$397,000/2016	Occupant Type: Owner
PIN: 441060219	Deposit: 25,000.00
ROLL: 083183904419200	
Possession/Date: Flexible/	

Brokerage Information

List Date: **05/12/2022**
List Brokerage: [ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE](#) 
Source Board: **KAREA**

Prepared By: TAMMY GURR, Broker

Date Prepared: 05/12/2022

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