



1 Pond St
Westport Ontario K0G 1X0
Westport 815 - Westport Leeds and Grenville
SPIS: No **Taxes:** \$6,468.14/2025 **DOM: 75**

Detached **Front On:** S **Rms:** 13
Link: N **Acre:** < .50 **Bedrooms:** 4
2-Storey **Washrooms:** 3
2x3xMain, 1x4xUpper

Lot: 100 x 150 Feet Irreg:
Dir/Cross St: Perth Road North / Pond Street
Directions:
Just north of the Village of Westport on Perth Road North, left on Pond Street to #1

MLS#: X13092690 **PIN#:** 441020148
Possession Remarks: TBD
Legal: PT LT 52 N OF BEDFORD ST PL 169 AS IN LR254771 (FIRSTLY); WESTPORT

Kitchens: 1 Fam Rm: Y Basement: Unfinished Fireplace/Stv: Y Heat: Forced Air / Propane A/C: Central Air Central Vac: Yes Apx Age: Apx Sqft: 2000-2500 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete, Concrete Block, Poured Concrete, Stone Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:	Exterior: Vinyl Siding Gar/Gar Spcs: Attached / 2 Drive: Private Double Drive Park Spcs: 3 Tot Prk Spcs: 5 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Beach, Central Vacuum, Family Room, Fireplace/Stove, Golf, Lake/Pond, Place Of Worship, Waterfront, Waterfront, Wooded/Treed Exterior Feat: Deck, Privacy, TV Tower/Antenna, Year Round Living Interior Feat: Atrium, Auto Garage Door Remote, Central Vacuum, Primary Bedroom - Main Floor, Workbench Security Feat: Smoke Detector	Zoning: R1 Cable TV: Yes Hydro: Yes Gas: No Phone: A Water: Municipal Water Supply Type: Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: Accessibility Feat: Bath Grab Bars,Level Entrance,Multiple Entrances,Parking Under Contract: Hot Water Heater,Propane Tank HST Applicable to Not Subject to HST Sale Price: Oth Struct: Shed Survey Type: Available
---	---	--

Water Body Name: Westport Pond Water Body Type: Pond Water Frontage (M): 100 Topography: Sloping, Wooded/Treed Water Features: Other Access to Property: Year Round Municipal Road Docking Type: None Water View: Direct WaterfrontYN: Yes Waterfront: Direct	Shoreline: Natural Shoreline Allowance: None Shoreline Exp: S Alternative Power: None Easements/Restrict: Unknown Rural Services: Cell Services, Electricity Connected, Garbage Pickup, Internet High Speed, Recycling Pickup, Telephone Available Waterfront Accessory Bldgs: Not Applicable
--	--

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Mudroom	Main	7.22	x 3.94	Tile Floor		
2	Foyer	Main	7.87	x 7.22	Laminate		
3	Living	Main	14.44	x 13.12	Laminate	Fireplace	
4	Family	Main	21	x 17.72	Laminate		
5	Prim Bdrm	Main	14.44	x 10.17	Laminate		
6	Bathroom	Main	8.2	x 5.91	3 Pc Ensuite	Tile Floor	
7	Bathroom	Main	9.19	x 6.89	3 Pc Bath	Vinyl Floor	Combined W/Laundry
8	Kitchen	Main	17.06	x 13.12	Vinyl Floor	W/O To Deck	Fireplace
9	2nd Br	2nd	16.73	x 10.17	Hardwood Floor		
10	Sunroom	Main	19.03	x 8.2			
11	3rd Br	2nd	14.76	x 7.55	Broadloom		
12	4th Br	2nd	9.51	x 9.19	Broadloom		
13	Bathroom	2nd	9.19	x 6.56	4 Pc Bath	Vinyl Floor	

Client Remks: Nestled in the heart of Westport, this classic older home offers timeless character and stunning southerly views over Westport Pond. Set at the base of Foley Mountain, the property enjoys a picturesque backdrop-especially vibrant in the fall when the landscape comes alive with colour. The main floor is thoughtfully laid out for convenient living, featuring a kitchen, living room, and family

room, along with a primary bedroom complete with a 4-pc ensuite. An additional 3-pc bathroom incorporates a laundry area, adding extra functionality. Step outside to a spacious front deck-perfect for relaxing or entertaining while taking in the tranquil water views. From this level, access is also provided through a charming seasonal greenhouse space that connects to the attached two-car garage. Upstairs, you will find two additional bedrooms and a four-piece bathroom, offering comfortable accommodations for family or guests. The property itself features a gently sloping lot leading down to the water, dotted with mature trees that provide both privacy and natural beauty. A storage building adds practical space for tools, equipment or recreational gear. Located just a short walk into town, you will enjoy easy access to local restaurants, shops, groceries, and year-round amenities-making this an ideal blend of peaceful waterfront living and small-town convenience.

Inclusions: Large oak dining table (8' long), Window coverings, Refrigerator, Microwave, Stove, Washer and Dryer, Large mirror in downstairs bedroom, Mirror in upstairs hallway Fireplace x2 Dishwasher Piano

Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE **Ph:** 613-273-9595