

80 Cabin House Road, Westport, ON

- # X13820200
- $ $1,245,000
- 3 Bedrooms
- 3 Bathrooms
- 0.122 Acres

Net Zero 3-Bed Bungalow in the Watercolour Westport Community

Exceptional bungalow located in the beautiful Watercolour Community in Westport. This stunning Net Zero home offers main-floor living space with a fully developed lower level. Bright, spacious and thoughtfully designed, this home is packed with enhancements, offering comfortable modern living with outstanding indoor-outdoor spaces. The welcoming foyer leads to a generous primary bedroom with walk-in closet and private ensuite, a second main-floor bedroom and a 4-pc bathroom. The beautifully appointed kitchen features floor-to-ceiling cabinetry, large walk-in pantry, high-end Electrolux appliances and opens to the bright living and dining areas. A striking 50" fireplace creates a warm focal point, while the dining area leads directly to the bright four-season sunroom.

Your Total Real Estate Package!

Tammy & Heath Gurr
Royal LePage ProAlliance Realty, Brokerage



GURR REAL ESTATE GROUP
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(613) 273-9595

MLS MULTIPLE LISTING SERVICE®

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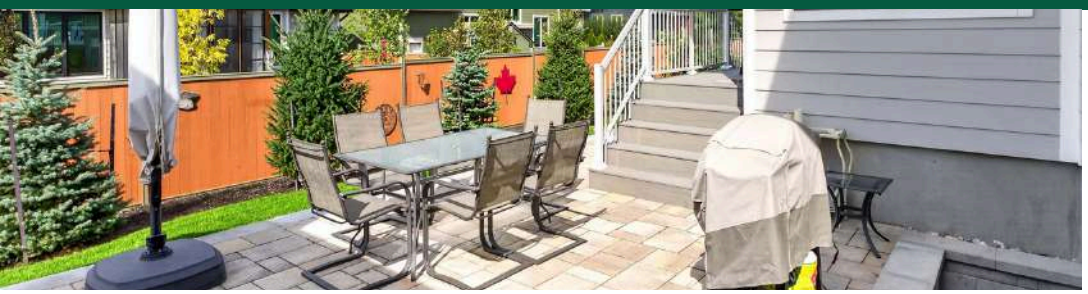
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Westport, ON

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FEATURES











Net Zero 3-Bed Bungalow in the Watercolour Community

- **Exceptional Net Zero Bungalow in Watercolour Westport:** Exceptional bungalow located in the beautiful Watercolour Community in Westport. This stunning Net Zero home offers main-floor living space with a fully developed lower level. Bright, spacious and thoughtfully designed, this home is packed with enhancements, offering comfortable modern living with outstanding indoor-outdoor spaces.
- **Thoughtful Main Floor Design:** The welcoming foyer leads to a generous primary bedroom with walk-in closet and private ensuite, a second main-floor bedroom and a 4-pc bathroom. The beautifully appointed kitchen features floor-to-ceiling cabinetry, large walk-in pantry, high-end Electrolux appliances and opens to the bright living and dining areas. A striking 50" fireplace creates a warm focal point, while the dining area leads directly to the bright four-season sunroom.
- **2-Car Garage with EV Charger & Rooftop Solar with Tesla Battery Backup:** A main-floor laundry room provides convenient direct access to the 2-car garage, which features a Level 2 EV charger for electric cars, lawn mowers, etc. The garage has an epoxy coated floor and can accommodate 2 car lifts, enabling storage for 4 cars. The home also includes a rooftop solar system, with Tesla battery backup, providing low cost heating, cooling and electricity.
- **Fully Developed Lower Level:** The fully developed lower level provides additional living space with a huge recreation room, media area, third bedroom, full 3-pc bathroom and a utility/storage area-ideal for guests, hobbies, or movie nights. Large windows throughout create a bright and airy atmosphere.
- **Beautiful Outdoor Living & Community Location:** Outside, enjoy beautiful landscaping and excellent curb appeal along with a stunning two-sided stone patio that wraps around a small deck with stairs leading up to the sunroom. Relax outdoors cooking with the gas BBQ or wood pellet smoker/BBQ. The front porch area has extensive landscaping and is a welcoming place to interact with neighbours, read a book, etc. This home is the perfect blend of modern comfort, thoughtful enhancements and is located within walking distance of amenities, parks and beaches as well as walking trails throughout the community.

Directions

- In Watercolour Westport off of Concession Street.

MORE INFORMATION

Lifestyle & Location

- Comfortable one-floor living.
- Second main-floor bedroom and bathroom ideal for guests & family.
- Walk to the Village of Westport for shopping, appointments, dinner, arena, and ice cream.
- Community walking trails & access to the Rideau Trail System for hiking.

Net Zero & Energy Efficiency

- Complete Net Zero home.
- Solar electric generation provides low-cost or no-cost electrical, heating, cooling, and hot water.
- Rooftop solar system with Tesla battery backup & seperate Honda backup generator.
- EV Level 2 charger in garage; equipped for electric lawn mower and snow blower operations.
- Electrical costs for last 12 months *(including heating, air-conditioning, hot water heating, EV car charging, and general electrical)*: $1,078.21.
- Water & Sewer *(including lawn and flower garden watering)*: $3,278.00.
- Whole-house water softener.
- Under-counter reverse osmosis water supply.









MORE INFORMATION

Notable Interior Enhancements

- Coffered ceilings in bedroom and living room.
- 5-piece primary ensuite with walk-in shower, soaking tub, and heated floor.
- Chef-inspired kitchen:
  - Floor-to-ceiling cabinetry
  - Walk-in pantry
  - High-end Electrolux appliances, including induction cooktop
  - Large centre island with seating for four
  - Custom kitchen vent hood
  - Waterfall end to island
  - Coffee bar & beverage centre
  - Under-cabinet lighting
- 50" fireplace.
- Custom electric blinds: $13,374.45.
- Winterized glass-walled sunroom plus media room below: $71,506.
- Fully finished lower level: $113,024.
  - Generous guest suite
  - Media room with 86" TV + sound system
  - Full 3-piece bathroom
  - Custom pot lights
  - Ample room for a future 4th bedroom
- Custom wall cabinets in living room and media room.
- Front hallway bench.
- Dimmer switches.
- Video doorbell.
- Custom primary ensuite shower: $3,892.
- Shower in lower bathroom: $3,892.
- Painted utility room floor.

Garage & Outdoor Living

- 2-car garage with:
  - Epoxy floor coating
  - Insulated garage floor
  - Side garage door
  - Wiring conduit for garage heat pump
- Garage accommodates 1 or 2 car lifts for up to 4 cars.
- Driveway epoxy coating.
- Rear yard stone patio.
- Gas BBQ and wood pellet smoker/BBQ.
- Weber pellet grill and Weber BBQ: $1,695.
- Outdoor patio tables, chairs, and umbrella.
- Front garden plantings.
- Granite front steps.
- Front patio privacy railings.
- Front porch cedar soffit: $3,220.
- Extensive front porch landscaping, great for social setting or quiet reading.
- Large vegetable/herb/flower planter and storage bin on rear patio.
- Sunroom ceiling fan.









MORE INFORMATION

Included Chattels

- Electrolux refrigerator, wall-mounted stove & microwave, dishwasher, induction cooktop, stacked washer/dryer.
- Second refrigerator in utility room.
- Electric lawn mower, 2-stage snowblower, grass trimmer, leaf blower, pressure washer, hand vacuum, 4 batteries and chargers.
- Honda backup generator.
- All outside furniture as viewed.
- All garden tools plus wall storage system in garage.
- Variety of lawn, flower & vegetable fertilizers as viewed in garage.
- Wall-mounted TVs and mounting brackets in sunroom and Media Room.
- Weber pellet grill and Weber propane BBQ.
- Outdoor patio tables, chairs, large patio umbrella.
- Whole-house water softener.
- Under-counter reverse osmosis water supply.
- EV Level 2 car charger.
- Lawn/garden maintenance tools + wall rack, storage racks in garage including propane tanks, battery chargers, fertilizers, extension cords, etc.
- Storage shelving in garage & basement.
- Large vegetable/herb/flower planter & storage bin on rear patio.

Exclusions

- TV, mounting bracket, and audio system in Living Room.
- Additional furniture and decor chattels available at separate cost.



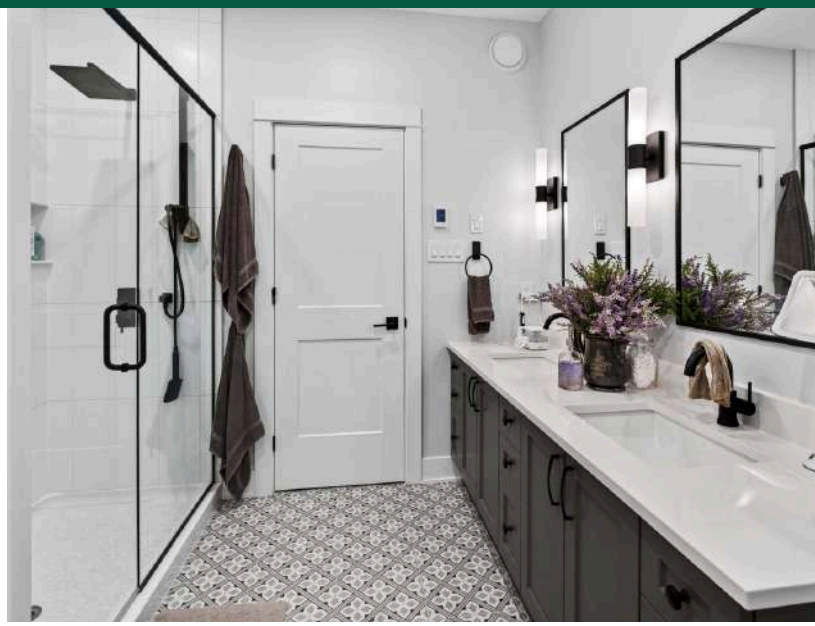






GALLERY

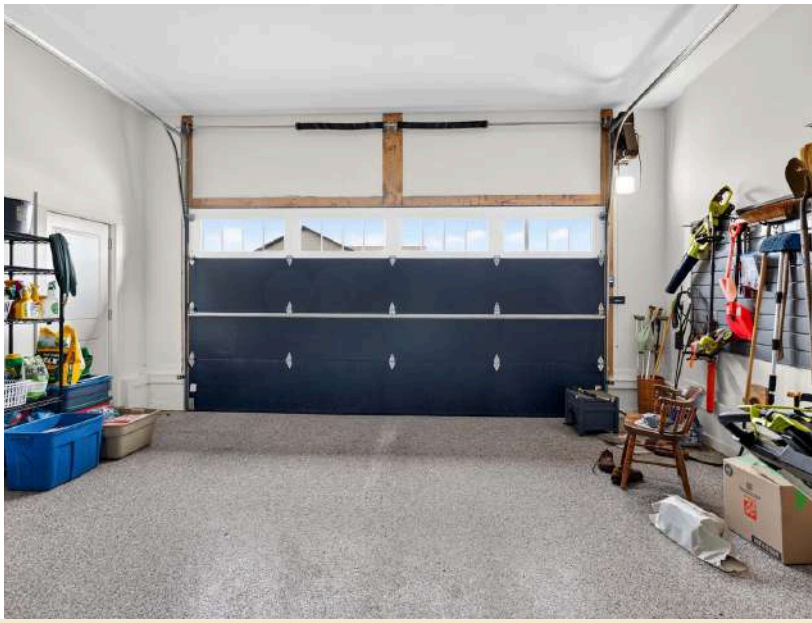




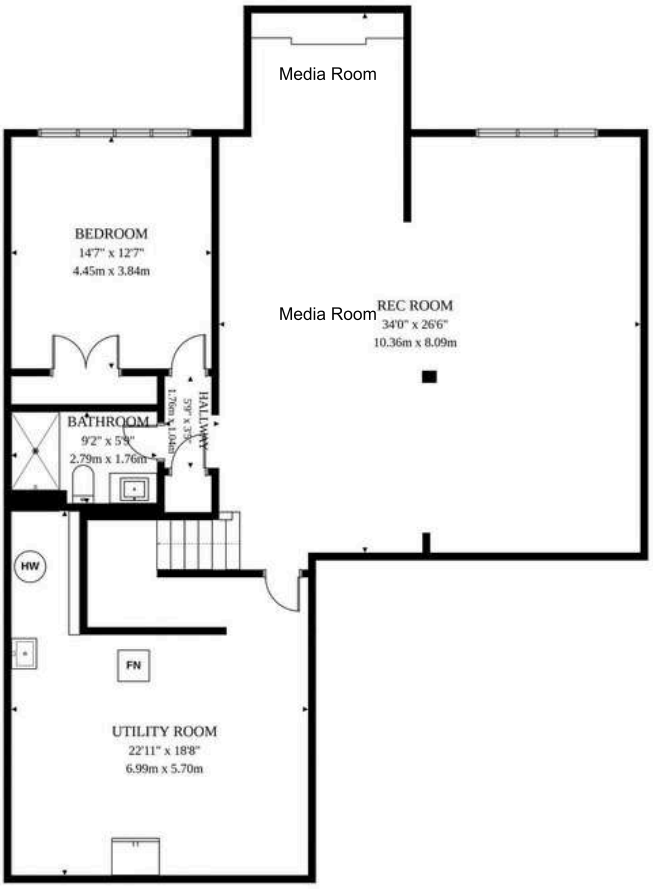








FLOOR PLAN



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA

FLOOR 1: 1494 sq.ft, 138.84 m²; FLOOR 2: 1582 sq.ft, 146.97 m²

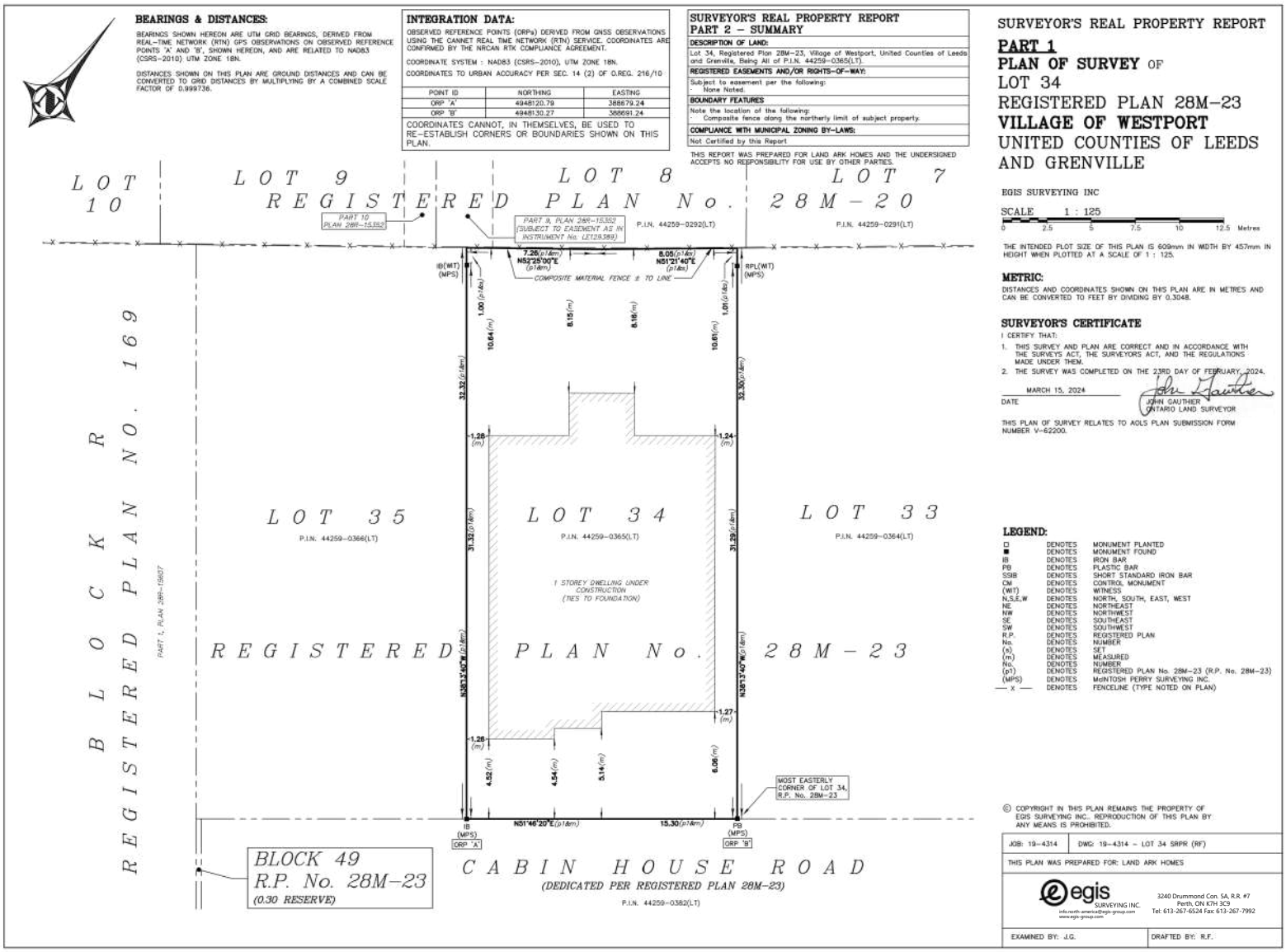
TOTAL: 3076 sq.ft, 285.81 m²

EXCLUDED AREA

GARAGE: 446 sq.ft, 41.43 m²; PORCH: 127 sq.ft, 11.76 m²; PATIO: 772 sq.ft, 71.75 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SURVEY


BEARINGS & DISTANCES:
BEARINGS SHOWN HEREON ARE UTM GRID BEARINGS, DERIVED FROM REAL-TIME NETWORK (RTN) GPS OBSERVATIONS ON OBSERVED REFERENCE POINTS 'A' AND 'B', SHOWN HEREON, AND ARE RELATED TO NAD83 (CSRS-2010) UTM ZONE 18N.
DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999736.
INTEGRATION DATA:
OBSERVED REFERENCE POINTS (ORPs) DERIVED FROM GNSS OBSERVATIONS USING THE CANNET REAL TIME NETWORK (RTN) SERVICE. COORDINATES ARE CONFIRMED BY THE NRCAN RTK COMPLIANCE AGREEMENT.
COORDINATE SYSTEM : NAD83 (CSRS-2010), UTM ZONE 18N.
COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10
POINT ID | NORTHING | EASTING
ORP 'A' | 4948120.79 | 388679.24
ORP 'B' | 4948130.27 | 388691.24
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
SURVEYOR'S REAL PROPERTY REPORT
PART 2 - SUMMARY
DESCRIPTION OF LAND:
Lot 34, Registered Plan 28M-23, Village of Westport, United Counties of Leeds and Grenville, Being All of P.I.N. 44259-0365(LT).
REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:
Subject to easement per the following:
- None Noted.
BOUNDARY FEATURES:
Note the location of the following:
- Composite fence along the northerly limit of subject property.
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:
Not Certified by this Report
THIS REPORT WAS PREPARED FOR LAND ARK HOMES AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.
LOT 10
LOT 9
LOT 8
LOT 7
REGISTERED PLAN No. 28M-20
PART 10 PLAN 28R-15352
PART 9, PLAN 28R-15352 (SUBJECT TO EASEMENT AS IN INSTRUMENT No. LT278389)
P.I.N. 44259-0292(LT)
P.I.N. 44259-0291(LT)
IB(WT) (MPS)
RPL(WT) (MPS)
COMPOSITE MATERIAL FENCE ± TO LINE
BLOCK R REGISTERED PLAN NO. 169
PART 1, PLAN 28R-15607
LOT 35
P.I.N. 44259-0366(LT)
LOT 34
P.I.N. 44259-0365(LT)
LOT 33
P.I.N. 44259-0364(LT)
1 STOREY DWELLING UNDER CONSTRUCTION (TIES TO FOUNDATION)
REGISTERED PLAN No. 28M-23
MOST EASTERLY CORNER OF LOT 34, R.P. No. 28M-23
IB (MPS) ORP 'A'
PB (MPS) ORP 'B'
N51°46'20"E(p1&m) 15.30(p1&m)
BLOCK 49
R.P. No. 28M-23
(0.30 RESERVE)
CABIN HOUSE ROAD
(DEDICATED PER REGISTERED PLAN 28M-23)
P.I.N. 44259-0382(LT)
SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF SURVEY OF
LOT 34
REGISTERED PLAN 28M-23
VILLAGE OF WESTPORT
UNITED COUNTIES OF LEEDS AND GRENVILLE
EGIS SURVEYING INC
SCALE 1 : 125
0 2.5 5 7.5 10 12.5 Metres
THE INTENDED PLOT SIZE OF THIS PLAN IS 609mm IN WIDTH BY 457mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1 : 125.
METRIC:
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 23RD DAY OF FEBRUARY, 2024.
MARCH 15, 2024
DATE
JOHN GAUTHIER
ONTARIO LAND SURVEYOR
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-62200.
LEGEND:
IB DENOTES IRON BAR
PB DENOTES PLASTIC BAR
SSIB DENOTES SHORT STANDARD IRON BAR
CM DENOTES CONTROL MONUMENT
(WIT) DENOTES WITNESS
N,S,E,W DENOTES NORTH, SOUTH, EAST, WEST
NE DENOTES NORTHEAST
NW DENOTES NORTHWEST
SE DENOTES SOUTHEAST
SW DENOTES SOUTHWEST
R.P. DENOTES REGISTERED PLAN
No. DENOTES NUMBER
(s) DENOTES SET
(m) DENOTES MEASURED
No. DENOTES NUMBER
(p1) DENOTES REGISTERED PLAN No. 28M-23 (R.P. No. 28M-23)
(MPS) DENOTES McINTOSH PERRY SURVEYING INC.
DENOTES FENCELINE (TYPE NOTED ON PLAN)
© COPYRIGHT IN THIS PLAN REMAINS THE PROPERTY OF EGIS SURVEYING INC. REPRODUCTION OF THIS PLAN BY ANY MEANS IS PROHIBITED.
JOB: 19-4314
DWG: 19-4314 - LOT 34 SRPR (RF)
THIS PLAN WAS PREPARED FOR: LAND ARK HOMES
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info.north-america@egis-group.com
www.egis-group.com
3240 Drummond Con. 5A, R.R. #7
Perth, ON K7H 3C9
Tel: 613-267-6524 Fax 613-267-7992
EXAMINED BY: J.G.
DRAFTED BY: R.F.




LOT 12
CON 7
NORTH CROSBY



INTERACTIVE LINKS

Virtual Tour



Scan the QR Code or Visit:
https://my.matterport.com/show/?m=SXf6FaYXYv7

Video Tour



Scan the QR Code or Visit:
https://youtu.be/aeY56xIGqHI

Google Map



Scan the QR Code or Visit:
https://maps.app.goo.gl/ad17Df1kFaLgCdKAA

Panorama View



Scan the QR Code or Visit:
https://360panos.org/panos/80CabinHouse/

MLS LISTING



80 Cabin House Rd **List: $1,245,000 For: Sale**
Westport Ontario K0G 1X0
Westport 815 - Westport Leeds and Grenville
SPIS: No **Taxes:** $5,799.41/2026

Detached **Front On:** N **Rms:** 15
Link: N **Acre:** **Bedrooms:** 3
Bungalow **Washrooms:** 3
1x5xMain, 1x4xMain, 1x3xLower

Lot: 50.2 x 106.7 Feet **Irreg:**
Dir/Cross St: Shelter Cove Drive & Cabin House Road
Directions: In Watercolour Westport off of Concession Street.

MLS#: X13820200 **PIN#:** 442590365
Possession Remarks: TBD
Legal: LOT 34, PLAN 28M23 VILLAGE OF WESTPORT

Kitchens: 1
Fam Rm: N
Basement: Full / Finished
Fireplace/Stv: Y
Heat: Heat Pump / Electric
A/C: Central Air
Central Vac: No
Apx Age:
Year Built: 2024
Apx Sqft: 1500-2000
Lot Size Source: GeoWarehouse
Roof: Asphalt Shingle
Foundation: Poured Concrete
Assessment:
POTL:
POTL Mo Fee:
Elevator/Lift:
Laundry Lev: Main
Phys Hdcap-Eqp:

Exterior: Hardboard
Garage: Yes
Gar/Gar Spcs: Attached / 2
Drive: Private Double
Drive Park Spcs: 4
Tot Prk Spcs: 6
UFFI:
Pool: None
Energy Cert:
Cert Level:
GreenPIS:
Prop Feat: Beach, Fireplace/Stove, Golf, Lake Access, Park, Place Of Worship, School
Exterior Feat: Deck, Landscaped, Patio, Privacy, Year Round Living
Interior Feat: Auto Garage Door Remote, Built-In Oven, Countertop Range, ERV/HRV, Floor Drain, Primary Bedroom - Main Floor, Solar Owned, Storage, Upgraded Insulation, Water Heater Owned, Water Purifier, Water Softener
Security Feat: Carbon Monoxide Detectors, Smoke Detector

Zoning:
Cable TV: Yes
Hydro: Yes
Gas: No
Phone: Yes
Water: Municipal
Water Supply Type:
Sewer: Sewers
Spec Desig: Unknown
Farm/Agr:
Waterfront:
Retirement:
HST Applicable to Not Subject to HST
Sale Price:
Oth Struct:
Survey Type: None

Topography: Level

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	12.14	x5.91	Tile Floor		
2	2nd Br	Main	9.84	x11.81	Hardwood Floor		
3	Bathroom	Main	8.2	x5.91	4 Pc Bath	Tile Floor	
4	Laundry	Main	10.17	x7.22	Tile Floor	W/O To Garage	
5	Kitchen	Main	19.69	x8.86	Hardwood Floor	Pantry	
6	Living	Main	14.76	x14.11	Hardwood Floor	Electric Fireplace	
7	Dining	Main	11.15	x11.15	Hardwood Floor		
8	Prim Bdrm	Main	14.11	x14.11	Hardwood Floor	W/I Closet	
9	Bathroom	Main	12.47	x8.53	5 Pc Ensuite	Tile Floor	Heated Floor
10	Sunroom	Main	12.8	x10.17	Hardwood Floor	W/O To Deck	
11	Rec	Lower	26.25	x 25.59 x	Broadloom		
12	Media/Ent	Lower	12.47	9.51	Broadloom		
13	3rd Br	Lower	14.11	x12.47	Broadloom		
14	Bathroom	Lower	8.86	x5.58	3 Pc Bath	Tile Floor	
15	Utility	Lower	18.37	x18.04	Concrete Floor		

Client Remks: Exceptional bungalow located in the beautiful Watercolour Community in Westport. This stunning Net Zero home offers main-floor living space with a fully developed lower level. Bright, spacious and thoughtfully designed, this home is packed with enhancements, offering comfortable modern living with outstanding indoor-outdoor spaces. The welcoming foyer leads to a generous primary bedroom with walk-in closet and private ensuite, a second main-floor bedroom and a 4-pc bathroom. The beautifully appointed kitchen features floor-to- ceiling cabinetry, large walk-in pantry, high-end Electrolux appliances and opens to the bright living and dining areas. A striking 50" fireplace creates a warm focal point, while the dining area leads directly to the bright four-season sunroom. A main-floor laundry room provides convenient direct access to the 2-car garage, which features a Level 2 EV charger for electric cars, lawn mowers, etc. The garage has an epoxy coated floor and can accommodate 2 car lifts, enabling storage for 4 cars. The home also includes a rooftop solar backup, providing low cost heating, cooling and electricity. The fully developed lower level provides additional living space with a huge recreation room, media area, third bedroom, full 3-pc bathroom and a utility/storage area-ideal for guests, hobbies, or movie nights. Large windows throughout create a bright and airy atmosphere. Outside, enjoy beautiful landscaping and excellent curb appeal along with a stunning two-sided stone patio that wraps around a small deck with stairs leading up to the sunroom. Relax outdoors cooking with the gas BBQ or wood pellet smoker/BBQ. The front porch area has extensive landscaping and is a welcoming place to interact with neighbours, read a book, etc. This home is the perfect blend of modern comfort, thoughtful enhancements and is located within walking distance of amenities, parks and beaches as well as walking trails throughout the community.

Inclusions: Fridge, Cooktop, Oven, Microwave, Dishwasher, Washer, Dryer, Window Coverings, Pellet BBQ/Smoker, Electric Lawn Mower, Snow Blower, Weed Eater, Leaf Blower, Fridge in Utility Room, Pressure washer, Grass trimmer, Batteries and chargers, Outside furniture, garden tools plus wall storage system in garage, lawn, flower & vegetable fertilizers in garage, wall mounted TVs and mounting brackets in sunroom and media room, Propane BBQ, storage racks in garage including propane tanks, battery chargers, fertilizers, extension cords, large patio umbrella.

Exclusions: Personal Items, TV and mounting bracket + audio system in Living Room.

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



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage

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