

80 Cabin House Rd **List: $1,245,000 For: Sale**
Westport Ontario K0G 1X0
Westport 815 - Westport Leeds and Grenville **Last Status: PC**
SPIS: No **Taxes:** $5,799.41/2026 **DOM: 51**

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	**Exterior:**	Hardboard	**Zoning:**	
Fam Rm:	N	**Garage:**	Yes	**Cable TV:**	Yes
Basement:	Full / Finished	**Gar/Gar Spcs:**	Attached / 2	**Hydro:**	Yes
Fireplace/Stv:	Y	**Drive:**	Private Double	**Gas:**	No
Heat:	Heat Pump / Electric	**Drive Park Spcs:**	4	**Phone:**	Yes
A/C:	Central Air	**Tot Prk Spcs:**	6	**Water:**	Municipal
Central Vac:	No	**UFFI:**		**Water Supply Type:**	
Apx Age:		**Pool:**	None	**Sewer:**	Sewers
Year Built:	2024	**Energy Cert:**		**Spec Desig:**	Unknown
Apx Sqft:	1500-2000	**Cert Level:**		**Farm/Agr:**	
Lot Size Source:	GeoWarehouse	**GreenPIS:**		**Waterfront:**	
Roof:	Asphalt Shingle	**Prop Feat:**	Beach, Fireplace/Stove, Golf, Lake Access, Park, Place Of Worship, School	**Retirement:**	
Foundation:	Poured Concrete	**Exterior Feat:**	Deck, Landscaped, Patio, Privacy, Year Round Living	**HST Applicable to**	Not Subject to HST
Assessment:		**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	**Sale Price:**	
POTL:		**Security Feat:**	Carbon Monoxide Detectors, Smoke Detector	**Oth Struct:**	
POTL Mo Fee:				**Survey Type:**	None
Elevator/Lift:					
Laundry Lev:	Main				
Phys Hdcap-Eqp:					

Topography: Level

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Foyer	Main	12.14	x	5.91	Tile Floor		
2	2nd Br	Main	9.84	x	11.81	Hardwood Floor		
3	Bathroom	Main	8.2	x	5.91	4 Pc Bath	Tile Floor	
4	Laundry	Main	10.17	x	7.22	Tile Floor	W/O To Garage	
5	Kitchen	Main	19.69	x	8.86	Hardwood Floor	Pantry	
6	Living	Main	14.76	x	14.11	Hardwood Floor	Electric Fireplace	
7	Dining	Main	11.15	x	11.15	Hardwood Floor		
8	Prim Bdrm	Main	14.11	x	14.11	Hardwood Floor	W/I Closet	
9	Bathroom	Main	12.47	x	8.53	5 Pc Ensuite	Tile Floor	Heated Floor
10	Sunroom	Main	12.8	x	10.17	Hardwood Floor	W/O To Deck	
11	Rec	Lower	26.25	x	25.59	Broadloom		
12	Media/Ent	Lower	12.47	x	9.51	Broadloom		
13	3rd Br	Lower	14.11	x	12.47	Broadloom		
14	Bathroom	Lower	8.86	x	5.58	3 Pc Bath	Tile Floor	
15	Utility	Lower	18.37	x	18.04	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 system, with Tesla battery

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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

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