



2018-09-30

35 MAIN STREET, Westport K0G 1X0

ML#: 1118398

Price Change



Status: Active
Dist/Neigh: 815- Westport
Municipality: Westport - Upper Rideau Lake
Neigh Name: Westport - Upper Rideau Lake
Lot Size: 38 ' x 224 '
Zoning: Duplex
Zoning Desc: Duplex
Legal Desc: PT LT 1 RANGE 1 PL 169; PT WATER LT IN UPPER RIDEAU LAKE BEING IN FRONT OF LT 1 AND N1/2 LT 2 RANGE 1 PL 169 AS IN LR355304; S/T LR355304; WESTPORT

List Price: \$429,000
Sub Type: Residential
Fronting: East
Acres:
SqFt:
Seasonal:

Directions/Remarks

Directions: In the village of Westport.

Public Remarks: Welcome to 35 Main St. located in the lovely village of Westport. If you are looking for an investment property than this is the place for you! This waterfront duplex consists of a cozy 1-bedroom unit on the main level, and a 3-bedroom unit on the upper unit offering amazing views of the Upper Rideau. Both units have their own decks facing the water, as well as a concrete dock. Property offers many great options for any Buyer so call today to book your private viewing.

Property Information

Style: Detached
Builder:
Year Built: Unknown
Parking Desc: Gravel
Heat Desc: Forced Air
Air Conditioning: Central
Water Supply: Municipal
Exterior Finish: Vinyl
Foundation: Stone
Basement Desc: Full
Floor Covering: Carpet W/W & Mixed, Linoleum
Appliances Incl: Dryer, Washer, 2 Stoves, 2 Fridges
Site Influences: Balcony, Boat Access, Lakefront, Screened Porch, Waterfront
Neigh Influences: Golf Nearby, Highspeed Available, Shopping Nearby, Water Nearby
Rental Equip: None.

Type: Duplex
#Gar: 0
Total Beds: 4
Beds AG: 4
Beds BG: 0
#Cover: 0
Heat Fuel: Propane
Roof: Metal
FP:
Sewer: Sewer Connected
Construction:
Basement Dev: Unfinished
Fire Retrofit:
Total Baths: 2
FB/PR Bths: 2/0
Ensuites: 0
Total Park: 4
FP Fuel:

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LIVRM	Main	10' x 13'	KITCH	Main	8' x 10'	BEDRM	Main	10' x 9'	LAUND	Main	6' x 5'
BATH3	Main		LIVRM	2nd	23' x 14'6"	KITCH	2nd	12' x 10'	MBED	2nd	10' x 12'
BEDRM	2nd	9' x 11'	BEDRM	2nd	8' x 9'	BATH3	2nd				

Other Property Information

Assoc/POTL Fee: \$0
Fee Freq: N/A
Taxes/Yr: \$4,500.00/2017
Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

FD:
DOM: 67
SRD:
PR:
SD:
CD:
SP: