



**ZACH SHEA**  
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**2019-11-20**

**5280 SALEM ROAD, Westport K0G 1X0**

**ML#: 1175835**

**New Listing!**



**Status:** Active  
**Dist/Neigh:** 816- Rideau Lakes (N Crosby) Twp  
**Municipality:**  
**Neigh Name:** Westport  
**Lot Size:** 286.84 ' x 228 '  
**Zoning:**  
**Zoning Desc:** Residential  
**Legal Desc:** PT LT 12 CON 7 NORTH CROSBY PT 3 28R9533 T/W LR208799, LR350988, LR350989; RIDEAU LAKES

**List Price:** \$259,900  
**Sub Type:** Residential  
**Fronting:** North  
**# Acres:**  
**SqFt:**  
**Seasonal:**

Directions/Remarks

**Directions:** From Westport follow Salem Rd. to pin# 5280 just before 8th Concession Rd.  
**Public Remarks:** Welcome to 5280 Salem Rd. located just outside the village of Westport! This 4-bedroom, 2-bathroom bungalow sits on a beautiful 1.5 acre lot. Open concept living/kitchen/dining makes this home perfect for entertaining. Part of the basement is finished creating the perfect space for a rec. room. You won't want to miss out on this one so call today for more details and to book your private viewing!

Property Information

<b>Style:</b>	Detached	<b>Type:</b>	Bungalow(1 Story)	<b>Total Beds:</b>	4	<b>Total Baths:</b>	2
<b>Builder:</b>		<b>Model:</b>		<b>Beds AG:</b>	4	<b>FB/PR Bths:</b>	2/0
<b>Year Built:</b>	1952/Approx	<b>#Gar:</b>	0	<b>Beds BG:</b>	0	<b>Ensuites:</b>	0
<b>Parking Desc:</b>	Gravel			<b>#Cover:</b>	0	<b>Total Park:</b>	6
<b>Heat Desc:</b>	Baseboard, Forced Air			<b>Heat Fuel:</b>	Electricity, Oil		
<b>Air Conditioning:</b>	Central			<b>Roof:</b>	Asphalt Shingle		
<b>Water Supply:</b>	Drilled Well			<b># FP:</b>		<b>FP Fuel:</b>	
<b>Exterior Finish:</b>	Stone, Vinyl			<b>Sewer:</b>	Septic Installed		
<b>Foundation:</b>	Block			<b>Construction:</b>	Partly Finished		
<b>Basement Desc:</b>	Full			<b>Basement Dev:</b>			
<b>Floor Covering:</b>	Carpet Over & Wood, Cushion, Laminate			<b>Fire Retrofit:</b>			
<b>Appliances Incl:</b>	Dishwasher, Refrigerator, Stove						
<b>Neigh Influences:</b>	Golf Nearby, Playground Nearby, Water Nearby						
<b>Rental Equip:</b>	Water heater						

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LVDIN	Main	23'6" x 22'10"	KITCH	Main	18'4" x 9'	MBED	Main	17'5" x 18'	BEDRM	Main	8'3" x 10'8"
BEDRM	Main	8'1" x 9'8"	BEDRM	Main	9' x 13'6"	BATH3	Main		BATH3	Main	
RECRM	Bsmt	20'10" x 10'7"									

Other Property Information

**Assoc/POTL Fee:** \$0  
**Fee Freq:** N/A  
**Taxes/Yr:** \$1,400.00/2019  
**Assmt/Yr:**  
**Survey/Yr:**

Office Information

**List Office #1:** RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

**FD:**  
**DOM:** 0  
**SRD:**  
**PR:**  
**SD:**  
**CD:**  
**SP:**