



**STEVE WELLS**  
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11-Sep-2020

1512 PERTH ROAD NORTH, Westport K0G 1X0

ML#: 1208491

New Listing!



**Status:** Active  
**Dist/Neigh:** 816- Rideau Lakes (N Crosby) Twp  
**Municipality:**  
**Neigh Name:** Rideau Lakes  
**Lot Size:** 233.56 ' x 0 '  
**Zoning:**  
**Zoning Desc:** Residential  
**Legal Desc:** PART LOT 19 CONCESSION,2 NORTH CROSBY PART 2 28R3444

**List Price:** \$379,000  
**Sub Type:** Residential  
**Fronting:** East  
**# Acres:** 13.900  
**SqFt:**  
**Seasonal:**

Directions/Remarks

**Directions:** Approx 8.5 kms north of Westport, 1512 Perth Road North, see Realtors Sign

**Public Remarks:** Great spot only 5 minutes north of Westport. 3 + 2 bedroom home with 2 full bathrooms. Big open kitchen flows into computer room and living room. Down stairs is full granny suite with separate kitchen, washroom, living area and 2 bedrooms all with private entrance. Down stairs has pellet stove for secondary heat source. Oversized 2 car garage with second floor and has power. Approx 14 acres backing onto your own pond to explore at your leisure, whether its hiking or ATV fun. All this on four season municipal road. Propane heater 5 years old. Shingles 7 years old.

Property Information

<b>Style:</b> Detached	<b>Type:</b> Split Level	<b>Total Beds:</b> 5	<b>Total Baths:</b> 2
<b>Builder:</b>	<b>Model:</b>	<b>Beds AG:</b> 3	<b>FB/PR Bths:</b> 2/0
<b>Year Built:</b> Unknown	<b>#Gar:</b> 2	<b>Beds BG:</b> 2	<b>Ensuites:</b> 0
<b>Parking Desc:</b> 2 Garage Detached		<b>#Cover:</b> 2	<b>Total Park:</b> 8
<b>Heat Desc:</b> Forced Air		<b>Heat Fuel:</b> Propane	
<b>Air Conditioning:</b> Central		<b>Roof:</b> Asphalt Shingle	
<b>Water Supply:</b> Drilled Well		<b># FP:</b>	<b>FP Fuel:</b> Other (See Remarks)
<b>Exterior Finish:</b> Vinyl		<b>Sewer:</b> Septic Installed	
<b>Foundation:</b> Block		<b>Construction:</b>	
<b>Basement Desc:</b> Full		<b>Basement Dev:</b> Fully Finished	
<b>Floor Covering:</b> Ceramic, Hardwood		<b>Fire Retrofit:</b> N/A	
<b>Appliances Incl:</b> Dishwasher, Dryer, Microwave, Refrigerator, Stove			
<b>Feat/Equip Incl:</b> Central/Built-In Vacuum, Hot Water Tank, In-Law Suite, Satellite Dish, Other (See Remarks)			
<b>Site Influences:</b> Acreage, Balcony, Recreational			
<b>Neigh Influences:</b> Golf Nearby, Recreation Nearby, Shopping Nearby, Water Nearby			
<b>Rental Equip:</b> N/A			
<b>Restrictions:</b> Unknown			

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
KITCH	Main	11'6" x 11'6"	DINRM	Main	10' x 18'	LIVRM	Main	14' x 12'	COMPTR	Main	12' x 8'
MBED	2nd	14' x 10'6"	BEDRM	2nd	11'9" x 10'6"	BEDRM	2nd	11'9" x 10'6"	BEDRM	Lower	14' x 11'
BEDRM	Lower	9'6" x 7'2"	FAMRM	Lower	23'7" x 15'6"	KITCH	Lower	11'8" x 8'	LAUND	Lower	5' x 4'2"
BATH4	2nd		BATH3	Lower							

Other Property Information

**Assoc/POTL Fee:** \$0  
**Fee Freq:** N/A  
**Taxes/Yr:** \$2,877.00/2020  
**Assmt/Yr:**  
**Survey/Yr:**

Office Information

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

Conditional/Sold/Other Information

**FD:**  
**DOM:** 2  
**SRD:**  
**PR:**  
**SD:**  
**CD:**  
**SP:**