



**ZACH SHEA**  
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**35 MAIN STREET, Westport K0G 1X0**

**ML#: 1209276**



**Status:** Active  
**Dist/Neigh:** 815- Westport  
**Municipality:** Westport - Upper Rideau Lake  
**Neigh Name:** 38 ' x 224 '  
**Lot Size:** Duplex  
**Zoning:**  
**Zoning Desc:**  
**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:** \$524,900  
**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

<b>Style:</b> Detached	<b>Type:</b> Duplex	<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> Unknown	<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> 4
<b>Heat Desc:</b> Forced Air		<b>Heat Fuel:</b> Propane	
<b>Air Conditioning:</b> Central		<b>Roof:</b> Metal	
<b>Water Supply:</b> Municipal		<b># FP:</b>	<b>FP Fuel:</b>
<b>Exterior Finish:</b> Vinyl		<b>Sewer:</b> Sewer Connected	
<b>Foundation:</b> Stone		<b>Construction:</b>	
<b>Basement Desc:</b> Full		<b>Basement Dev:</b> Unfinished	
<b>Floor Covering:</b> Carpet W/W & Mixed, Linoleum		<b>Fire Retrofit:</b> N/A	
<b>Appliances Incl:</b> Dryer, Washer, 2 Stoves, 2 Fridges			
<b>Site Influences:</b> Balcony, Boat Access, Lakefront, Screened Porch, Waterfront			
<b>Neigh Influences:</b> Golf Nearby, Highspeed Available, Shopping Nearby, Water Nearby			
<b>Rental Equip:</b> None.			

Room Information

<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>
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:** \$4,850.00/2020  
**Assmt/Yr:**  
**Survey/Yr:**

Office Information

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

Conditional/Sold/Other Information

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