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45 SHELTER COVE DRIVE, Westport K0G 1X0

ML#: 1246871



Status: Active
Dist/Neigh: 815- Westport
Municipality: Watercolour Westport
Neigh Name: 57' x 101'
Lot Size: 57' x 101'
Zoning: Residential
Zoning Desc: Aug. 3, 2021
Possession: See Rep. Remarks
Legal Desc:

List Price: \$849,900
Sub Type: Residential
Fronting: West
Acres:
Seasonal:

Directions/Remarks

Directions: Located in the village of Westport at the corner of Concession Street and Bedford Street. Entrance is on Bedford Street (by the Beer Store).
Public Remarks: Designer finished CHARLESTON BUNGALOW by award winning Land Ark Homes. READY AUGUST 2021. Net Zero Ready construction makes this the Tesla of building standards. Environmentally responsible, aesthetically beautiful & efficient to operate. Perfect flow indoors and out, including a FINISHED LOWER LEVEL and REAR SCREENED IN ROOM. Hospitality and easy living defined with 2+1 beds. Timeless colour palette and easy care finishes are perfect for discerning tastes and functionality. Laurysen quality kitchen with granite counters and island with large pantry. Main floor living with beautiful principal bedroom retreat, ensuite bathroom and walk-in closet. The convenient main floor laundry /mud room is adjacent to the kitchen and oversized recessed garage with ample storage and unfinished additional storage in basement. Discover Westport lifestyle with nature trails, nearby golf, winery, fishing and walkable waterfront village amenities all from your home. Call today.

Property Information

Style: Detached	Type: Bungalow(1 Storey)	Total Beds: 3	Total Baths: 3
Builder: Land Ark Homes	Model: Charleston	Beds AG: 2	FB/PR Bths: 3/0
Year Built: 2021/New	#Gar: 1	Beds BG: 1	Ensuites: 1
Parking Desc: 1 Garage Attached		#Cover: 0	Total Park: 2
Heat Desc: Forced Air		Heat Fuel: Electricity	
Air Conditioning: Central		Roof: Asphalt Shingle	
Water Supply: Municipal		# FP: 1	FP Fuel: Electric
Exterior Finish: Pressed Fibre		Sewer: Sewer Connected	
Foundation: Poured Concrete		Construction: Fully Finished	
Basement Desc: Full		Basement Dev: Fully Finished	
Floor Covering: Carpet Wall To Wall, Ceramic, Hardwood		Fire Retrofit: N/A	
Site Influences: Screened Porch			
Neigh Influences: Golf Nearby, Recreation Nearby, Shopping Nearby, Water Nearby			
Rental Equip: None.			
Restrictions: Subdivision Covenants			

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>
KITCH	Main	11'10" x 11'4"	DINRM	Main	13'2" x 11'11"	LIVRM	Main	15'6" x 15'	PRBED	Main	13' x 11'6"
ENS3PC	Main		BEDRM	Main	10' x 10'	STORE	Main		BATH4	Main	
MUDRM	Main		EPRCH	Main	12' x 12'	RECRM	Bsmt	16'6" x 12'	BEDRM	Bsmt	10'8" x 12'6"
BATH4	Bsmt										

Other Property Information

Assoc/POTL Fee: \$0
Fee Freq: N/A
Multimedia URL: <https://www.youtube.com/watch?v=6-0ptVGMqyg&t=5s>
Add Images URL: https://watercolourwestport.com/wp-content/uploads/2021/06/DFH-Lot-5-The-CHARLESTON-bungalow_06-16-2021-web.pdf
Taxes/Yr: \$0.00/2020
Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

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

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