



35 SHELTER COVE DRIVE, Westport K0G 1X0

ML#: 1249150



Status: Active
Dist/Neigh: 815- Westport
Municipality: Watercolour Westport
Neigh Name: 55 ' x 101 '
Lot Size: 55 ' x 101 '
Zoning: Residential
Zoning Desc: October 22, 2021
Possession: See Rep. Remarks
Legal Desc: See Rep. Remarks

List Price: \$799,900
Sub Type: Residential
Fronting: East
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: Discover Westport lifestyle with nature trails, nearby golf, winery, fishing and walkable waterfront village amenities. Designer finished home by award winning Land Ark Homes. Occupancy FALL 2021. Don't miss this unique home. Exceptional Net Zero Ready construction makes this the Tesla of building standards. Environmentally responsible, aesthetically beautiful & efficient to operate. Charming cottage-style on generous lot with large inviting front veranda well proportioned rooms and a screened in back porch. Inside 9 ft flat finish ceilings throughout all living space includes large gathering area, spacious dining room and generous Laurysen quality kitchen with granite counters and island, a pantry and built in desk space - enhanced with rustic exposed beams. Livable with good flow, this is true main floor living with convenient main floor laundry /mud room entry from the 2 car garage. Call today to book your visit.

Property Information

Style: Detached	Type: Bungalow(1 Storey)	Total Beds: 2	Total Baths: 2
Builder: Land Ark Homes	Model: The Sydenham	Beds AG: 2	FB/PR Bths: 2/0
Year Built: 2021/New	#Gar: 2	Beds BG: 0	Ensuites: 1
Parking Desc: 2 Garage Attached		#Cover: 0	Total Park: 3
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: Unfinished	
Basement Desc: Full		Basement Dev: N/A	
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

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
KITCH	Main	12'5" x 10'10"	LIVRM	Main	14'4" x 17'2"	DINRM	Main	12'5" x 10'3"	FOYER	Main	7'7" x 8'1"
PRBED	Main	14'2" x 12'	ENS4PC	Main		BEDRM	Main	10'5" x 10'11"	BATH4	Main	
MUDRM	Main	7'4" x 6'6"	LAUND	Main	5'6" x 6'	EPRCH	Main	10' x 9'			

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/THE-SYDENHAM-bungalow_06-07-2021.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:

All rights reserved. Information herein deemed reliable but not guaranteed.

All rights reserved. Information herein deemed reliable but not guaranteed.