



**0 SHELTER COVE DRIVE, Westport K0G 1X0**

**ML#: 1254036**

**New Listing!**



**Status:** Active  
**Dist/Neigh:** 815- Westport  
**Municipality:** Watercolour Westport  
**Neigh Name:** 50 ' x 101 '  
**Lot Size:** 50 ' x 101 '  
**Zoning:** Residential  
**Zoning Desc:** TBD  
**Possession:** TBD  
**Legal Desc:** See Rep. Remarks

**List Price:** \$699,900  
**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. Net Zero Ready construction makes this the Tesla of building standards. Environmentally responsible, aesthetically beautiful & efficient to operate. Perfect flow indoors and out. Hospitality and easy living defined with 2 beds and 2 baths. 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

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

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
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										

Other Property Information

**Assoc/POTL Fee:** \$0  
**Fee Freq:** N/A  
**Taxes/Yr:** \$0.00/2020  
**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:**

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