



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

**ML#: 1254058**

**New Listing!**



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

**List Price:** \$842,300  
**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 MAPLE HOPE 2-STORY by award winning Land Ark Homes. 4-bedrooms, 2.5 bathrooms, with main floor home office/den, room for family and friends, 2 car garage and more! 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. Inside 9 ft flat finish ceilings through main floor living space includes large gathering area, spacious dining room and generous Laurysen quality kitchen with granite counters and island plus walk in pantry. The convenient main floor laundry/mud room has ample storage. Principal bedroom retreat enjoys ensuite bathroom and 2 walk-in closets. Unfinished basement ready for inspiration. Call today to book your visit.

Property Information

<b>Style:</b> Detached	<b>Type:</b> 2 Storey	<b>Total Beds:</b> 4	<b>Total Baths:</b> 3
<b>Builder:</b> Land Ark Homes	<b>Model:</b> Maple Hope	<b>Beds AG:</b> 4	<b>FB/PR Bths:</b> 2/1
<b>Year Built:</b> 2021/To Be Built	<b>#Gar:</b> 2	<b>Beds BG:</b> 0	<b>Ensuites:</b> 1
<b>Parking Desc:</b> 2 Garage Attached		<b>#Cover:</b> 0	<b>Total Park:</b> 3
<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>	
<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	10'6" x 13'2"	DINRM	Main	11'2" x 13'2"	LIVRM	Main	15' x 16'	MUDRM	Main	6'7" x 5'
BATH2	Main		FOYER	Main	6'2" x 7'6"	OFFICE	Main	9'4" x 10'5"	PRBED	2nd	13' x 17'4"
ENS4PC	2nd		BATH4	2nd		BEDRM	2nd	11'4" x 13'10"	BEDRM	2nd	11'2" x 9'2"
BEDRM	2nd	10'10" x 9'2"	LAUND	2nd	5'6" x 8'6"						

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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