



0 SHELTER COVE DRIVE, Westport K0G 1X0

ML#: 1254056

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: See Rep. Remarks
Legal Desc: See Rep. Remarks

List Price: \$797,100
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 2-STORY OAK HAVEN home by award winning Land Ark Homes. 4-bedroom, 2.5 bath. Exceptional Net Zero Ready construction makes this the Tesla of building standards. Environmentally responsible, aesthetically beautiful & efficient to operate. Inside this family friendly home is ready for family life or for visiting guests. 9 ft flat finish ceilings throughout all main floor includes large gathering area, spacious dining room and generous Laurysen quality kitchen with granite counters and island with large pantry. Office/Den gives flexible work from home options The convenient main floor laundry/mud room is adjacent to the kitchen with access to double garage with additional storage in the unfinished basement. Call today to book your visit and experience a better place to call home.

Property Information

Style: Detached	Type: 2 Storey	Total Beds: 4	Total Baths: 3
Builder: Land Ark Homes	Model: Oak Haven	Beds AG: 4	FB/PR Bths: 2/1
Year Built: 2021/To Be Built	#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: Unfinished	
Floor Covering: Carpet Wall To Wall, Ceramic, Hardwood		Fire Retrofit: N/A	
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	14'3" x 12'8"	LIVRM	Main	16' x 13'2"	DINRM	Main	12'10" x 9'11"	LAUND	Main	6'1" x 6'8"
FOYER	Main	8'9" x 4'11"	OFFICE	Main	9'3" x 8'7"	BATH2	Main	14'6" x 13'6"	PRBED	2nd	14'6" x 13'6"
ENS4PC	2nd		BEDRM	2nd	10'8" x 10'5"	BEDRM	2nd	10'8" x 10'5"	BEDRM	2nd	10'1" x 10'4"
BATH4	2nd										

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:

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

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