



0 SHELTER COVE DRIVE, Westport K0G 1X0

ML#: 1254041

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: \$777,100
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 OPINICON 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, including a front porch with easy access to walking trails. Hospitality and easy living are defined with 3 main floor bedrooms 2 full baths with granite counters. Walk in closet for primary bedroom and closets at each entry. Timeless colour palette and easy care finishes with Laurysen quality kitchen with granite counters and island. Main floor living with plenty of space in the unfinished basement for storage. Enjoy convenient main floor laundry with mud room entry from the double garage. 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: 2
Builder: Land Ark Homes	Model: Opinicon	Beds AG: 3	FB/PR Bths: 2/0
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:	
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
LIVRM	Main	15'7" x 12'11"	KITCH	Main	14'4" x 14'2"	DINRM	Main	11'2" x 11'11"	PRBED	Main	14'11" x 11'11"
ENS4PC	Main		BATH4	Main		BEDRM	Main	10'10" x 9'8"	BEDRM	Main	10'10" x 9'9"
FOYER	Main	8'2" x 11'2"	LAUND	Main	5'2" x 5'7"						

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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