



0 SHELTER COVE DRIVE, Westport K0G 1X0

ML#: 1254038

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 RIDEAU BUNGALOW by award winning Land Ark Homes. Exceptional Net Zero Ready construction makes this the Tesla of building standards. Environmentally responsible, aesthetically beautiful & efficient to operate. Charming cottage-style with large inviting front veranda, extends living outdoors to enjoy fresh air views of Foley Mountain. 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 with large pantry. True 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. Discover Westport lifestyle with nature trails, nearby golf, winery, fishing and walkable waterfront village amenities. 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: Rideau	Beds AG: 2	FB/PR Bths: 2/0
Year Built: 2021/To Be Built	#Gar: 1	Beds BG: 0	Ensuites: 1
Parking Desc: 1 Garage Attached		#Cover: 0	Total Park: 2
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
KITCH	Main	14'1" x 9'2"	DINRM	Main	14'1" x 10'3"	LIVRM	Main	14'9" x 14'7"	PRBED	Main	10'11" x 12'5"
ENS3PC	Main		BEDRM	Main	11'3" x 8'10"	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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