



0 SHELTER COVE DRIVE, Westport K0G 1X0

ML#: 1254043

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: \$849,700
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 + LOFT. Tranquil main level living space & private loft retreat including recreation room. Large windows light the staircase blending the upper loft harmoniously creating a well appointed living space. Hardwood floors, granite kitchen counters, charming durable exterior and timeless fixtures. 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 to extend living outdoors. 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 oversize garage. Too many features to name! Discover a better place to call home - 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 with Loft	Total Beds: 4	Total Baths: 3
Builder: Land Ark Homes	Model: Rideau + Loft	Beds AG: 4	FB/PR Bths: 3/0
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
LIVRM	Main	14'9" x 14'7"	DINRM	Main	14'1" x 10'3"	KITCH	Main	14'1" x 9'2"	PRBED	Main	10'11" x 12'5"
ENS3PC	Main		BEDRM	Main	11'3" x 8'10"	MUDRM	Main		STORE	Main	
BATH4	Main		RECRM	2nd	13' x 14'6"	BEDRM	2nd	10'11" x 10'2"	BEDRM	2nd	10'7" x 15'6"
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:

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