



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

**ML#: 1254060**

**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:** \$904,700  
**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 SYDENHAM 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 4 bedrooms, 3 full baths, large gathering area, spacious dining room and double 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**

<b>Style:</b> Detached	<b>Type:</b> Bungalow with Loft	<b>Total Beds:</b> 4	<b>Total Baths:</b> 3
<b>Builder:</b> Land Ark Homes	<b>Model:</b> Sydenham + Loft	<b>Beds AG:</b> 4	<b>FB/PR Bths:</b> 3/0
<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
LIVRM	Main	14'4" x 17'	DINRM	Main	12'6" x 9'	KITCH	Main	12'6" x 11'10"	PRBED	Main	14' x 12'
ENS3PC	Main		BEDRM	Main	10'4" x 10'10"	MUDRM	Main		STORE	Main	
BATH4	Main		RECRM	2nd	27'8" x 12'8"	BEDRM	2nd	10'8" x 12'2"	BEDRM	2nd	10'6" x 12'8"
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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