



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

**ML#: 1254040**

**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:** \$735,000  
**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 SYDENHAM BUNGALOW by award winning Land Ark Homes. Don't miss this unique home. 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 and well proportioned rooms. 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, a pantry and built in desk space. Livable with good flow, this is true main floor living with convenient main floor laundry /mud room entry from the 2 car garage. Call today to book your visit.

Property Information

<b>Style:</b> Detached	<b>Type:</b> Bungalow(1 Storey)	<b>Total Beds:</b> 2	<b>Total Baths:</b> 2
<b>Builder:</b> Land Ark Homes	<b>Model:</b> Sydenham	<b>Beds AG:</b> 2	<b>FB/PR Bths:</b> 2/0
<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

<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>
KITCH	Main	12'5" x 10'10"	LIVRM	Main	14'4" x 17'2"	DINRM	Main	12'5" x 10'3"	FOYER	Main	7'7" x 8'1"
PRBED	Main	14'2" x 12'	ENS4PC	Main		BEDRM	Main	10'5" x 10'11"	BATH4	Main	
MUDRM	Main	7'4" x 6'6"	LAUND	Main	5'6" x 6'						

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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