37 GEORGE STREET, Westport K0G 1X0 — ML#: 1296133

Status:	Active	**List Price:**	**$449,900**
Dist/Neigh:	815- Westport	**Sub Type:**	Residential
Municipality:		**Fronting:**	Southeast
Neigh Name:	Westport	**# Acres:**	
Lot Size:	54.98 ' x 100.01 '		
Zoning:		**Seasonal:**	
Zoning Desc:	Residential		
Possession:	TBD		

Legal Desc: PT LT 11 NE OF RDAL BTN CON 6 AND CON 7 PL 169 PT 1 28R10239; WESTPORT

Directions/Remarks

Directions: From Concession St. turn onto George St. - Follow to pin # 37.

Public Remarks: Here is your chance to own an updated bungalow in the lovely village of Westport! Open concept living/kitchen with 3 bedrooms, 1 bath, laundry room, and an enclosed porch. All new propane furnace, air conditioning, flooring, hot water tank, you name it! Also has new blown in insulation for both the crawlspace and attic. Municipal water and sewer and fibre internet! This home is Perfect for the first-time home buyer or retiree so call today for more info.

Property Information

Style:	Detached	**Type:**	Bungalow(1 Storey)	**Total Beds:**	3	**Total Baths:**	1
Builder:		**Model:**		**Beds AG:**	3	**FB/PR Bths:**	1/0
Year Built:	Unknown	**#Gar:**	0	**Beds BG:**	0	**Ensuites:**	0
Parking Desc:	Surfaced			**#Cover:**	1	**Total Park:**	3
Heat Desc:	Forced Air			**Heat Fuel:**	Propane		
Air Conditioning:	Central			**Roof:**	Asphalt Shingle		
Water Supply:	Municipal			**# FP:**		**FP Fuel:**	
Exterior Finish:	Vinyl			**Sewer:**	Sewer Connected		
Foundation:	Poured Concrete			**Construction:**			
Basement Desc:	Crawl			**Basement Dev:**	Unfinished		
Floor Covering:	Ceramic, Vinyl			**Fire Retrofit:**	N/A		
Appliances Incl:	Dishwasher, Dryer, Hood Fan, Refrigerator, Stove, Washer						
Site Influences:	Municipal Water						
Neigh Influences:	Golf Nearby, Highspeed Available, Recreation Nearby, Water Nearby						
Rental Equip:	Propane tanks						

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LIVRM	Main	17'11" x 11'6"	KITCH	Main	14'3" x 11'6"	STORE	Main	10'3" x 8'5"	LAUND	Main	5'4" x 8'4"
PRBED	Main	16' x 12'6"	BEDRM	Main	11'10" x 11'5"	BEDRM	Main	11'10" x 11'5"	EPRCH	Main	9' x 7'10"
BATH4	Main										

Other Property Information

Assoc/POTL Fee:	$0	**Taxes/Yr:**	$2,386.00/2021	**Survey/Yr:**	
Fee Freq:	N/A	**Assmt/Yr:**			

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

FD:	**PR:**	**CD:**
DOM:	**SD:**	**SP:**
SRD:		

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