



ZACH SHEA
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09-Sep-2022

111 SHELTER COVE DRIVE, Westport K0G 1X0

ML#: 1307467



Status: Active
Dist/Neigh: 815- Westport
Municipality:
Neigh Name: Watercolour Westport
Lot Size: 38 ' x 120 '
Zoning:
Zoning Desc: Residential
Possession: 2023
Legal Desc: Block 2 Lot 1

List Price: \$739,900
Sub Type: Residential
Fronting: North
Acres:
Seasonal:

Directions/Remarks

Directions:

Located in the village of Westport at the corner of Concession Street & Bedford St. Entrance is on Bedford Street (be the Beer store).

Public Remarks:

FRONTENAC TOWNHOUSE - by award winning Land Ark Homes. Net Zero Ready construction makes this the Tesla of building standards. Environmentally responsible, aesthetically beautiful & efficient to operate. This end-unit offers a perfect flow indoors and out. Easy living defined with 2 beds and 2 baths with hardwood throughout the main floor. Primary bedroom offers a 4-piece ensuite as well as a walk-in closet. The convenient main floor laundry/mud room is adjacent to the kitchen and double car garage. Discover Westport lifestyle with nature trails, nearby golf, winery, all from your home.

Property Information

Style:	Row Unit	Type:	Bungalow(1 Storey)	Total Beds:	2	Total Baths:	2
Builder:	Land Ark Homes	Model:	Frontenac	Beds AG:	2	FB/PR Bths:	2/0
Year Built:	2023/To Be Built	#Gar:	2	Beds BG:	0	Ensuites:	1
Parking Desc:	2 Garage Attached			#Cover:	0	Total Park:	3
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:	Ceramic, Hardwood			Fire Retrofit:	N/A		
Feat/Equip Incl:	Hot Water Tank						
Site Influences:	End Unit						
Neigh Influences:	Golf Nearby, Highspeed Available, Recreation Nearby, Water Nearby						
Rental Equip:	None.						

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
GREATRM	Main	21' x 15'1"	KITCH	Main	9'11" x 14'2"	PRBED	Main	11'6" x 16'5"	ENS4PC	Main	
WALKIN	Main		BATH4	Main		BEDRM	Main	9'9" x 10'10"	LAUND	Main	

Other Property Information

Assoc/POTL Fee: \$0
Fee Freq: N/A
Alt Feature Sheet: https://watercolourwestport.com/wp-content/uploads/2022/07/WW-Standard-Features_07-19-2022.pdf
Add Images URL: <https://watercolourwestport.com/>
Taxes/Yr: \$0.00/2022
Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

FD:
DOM: 36
SRD:
PR:
SD:
CD:
SP: