



**ZACH SHEA**  
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09-Sep-2022

113 SHELTER COVE DRIVE, Westport K0G 1X0

ML#: 1307470



**Status:** Active  
**Dist/Neigh:** 815- Westport  
**Municipality:**  
**Neigh Name:** Watercolour Westport  
**Lot Size:** 28 ' x 120 '  
**Zoning:**  
**Zoning Desc:** Residential  
**Possession:** 2023  
**Legal Desc:** Block 2 Lot 2

**List Price:** \$649,900  
**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:** CATARAQUI 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 interior-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 single car garage. Discover Westport lifestyle with nature trails, nearby golf, winery, all from your home.

Property Information

<b>Style:</b> Row Unit	<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> Cataraqui	<b>Beds AG:</b> 2	<b>FB/PR Bths:</b> 2/0
<b>Year Built:</b> 2023/To Be Built	<b>#Gar:</b> 1	<b>Beds BG:</b> 0	<b>Ensuites:</b> 1
<b>Parking Desc:</b> 1 Garage Attached		<b>#Cover:</b> 0	<b>Total Park:</b> 2
<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> Ceramic, Hardwood		<b>Fire Retrofit:</b> N/A	
<b>Feat/Equip Incl:</b> Hot Water Tank			
<b>Neigh Influences:</b> Golf Nearby, Highspeed Available, Recreation Nearby, Water Nearby			
<b>Rental Equip:</b> None.			

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
GREATRM	Main	20'10" x 14'1"	KITCH	Main	10' x 10'	PRBED	Main	12'7" x 12'11"	ENS4PC	Main	
WALKIN	Main		BATH4	Main		BEDRM	Main	9'10" x 9'11"	LAUND	Main	

Other Property Information

**Assoc/POTL Fee:** \$0  
**Fee Freq:** N/A  
**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:**