



**ZACH SHEA**  
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**66 SANCTUARY WAY, Westport K0G 1X0**

**ML#: 1307473**



**Status:** Active  
**Dist/Neigh:** 815- Westport  
**Municipality:**  
**Neigh Name:** Watercolour Westport  
**Lot Size:** 21' x 80'  
**Zoning:**  
**Zoning Desc:** Residential  
**Possession:** 2023  
**Legal Desc:** BLOCK 1 LOT 3

**List Price:** \$689,900  
**Sub Type:** Residential  
**Fronting:** East  
**# 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:** FOLEY 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 2-storey interior-unit offers a perfect flow indoors and out. The main floor offers an open concept living/kitchen with inside access to the single-car garage. On the 2nd level you will find a large primary bedroom with an ensuite and walk-in closet, a full bathroom, laundry, and two more bedrooms. Discover Westport lifestyle with nature trails, nearby golf, winery, all from your home.

Property Information

<b>Style:</b> Row Unit	<b>Type:</b> 2 Storey	<b>Total Beds:</b> 3	<b>Total Baths:</b> 3
<b>Builder:</b> Land Ark Homes	<b>Model:</b> Foley	<b>Beds AG:</b> 3	<b>FB/PR Bths:</b> 2/1
<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> Metal	
<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
LVDIN	Main	19'11" x 17'5"	KITCH	Main	12' x 12'6"	BATH2	Main		PRBED	2nd	14'2" x 12'9"
WALKIN	2nd		ENS3PC	2nd		BATH4	2nd		LAUND	2nd	
BEDRM	2nd	9'6" x 13'8"	BEDRM	2nd	10' x 11'3"						

Other Property Information

**Assoc/POTL Fee:** \$0  
**Fee Freq:** N/A  
**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:**  
**SRD:**  
**PR:**  
**SD:**  
**CD:**  
**SP:**

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