



ZACH SHEA
 Broker
 Ph: 613 331-2635
 zachshearealty@gmail.com
 http://www.rideaurealty.ca



70 SANCTUARY WAY, Westport K0G 1X0

ML#: 1307475



Status: Active
Dist/Neigh: 815- Westport
Municipality:
Neigh Name: Watercolour Westport
Lot Size: 29 ' x 80 '
Zoning:
Zoning Desc: Residential
Possession: 2023
Legal Desc: BLOCK 1 LOT 1

List Price: \$724,900
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: DUNDER 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 end-unit offers a perfect flow indoors and out. The main floor offers an open concept living/kitchen complete with a main floor office and 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

Style: Row Unit	Type: 2 Storey	Total Beds: 3	Total Baths: 3
Builder: Land Ark Homes	Model: Dunder	Beds AG: 3	FB/PR Bths: 2/1
Year Built: 2023/To Be Built	#Gar: 1	Beds BG: 0	Ensuites: 1
Parking Desc: 1 Garage Attached		#Cover: 0	Total Park: 2
Heat Desc: Forced Air		Heat Fuel: Electricity	
Air Conditioning: Central		Roof: Metal	
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
LVDIN	Main	19'9" x 14'	KITCH	Main	12'2" x 8'10"	BATH2	Main		OFFICE	Main	8'2" x 10'9"
PRBED	2nd	14'2" x 12'9"	WALKIN	2nd		ENS3PC	2nd		BATH4	2nd	
LAUND	2nd		BEDRM	2nd	9'6" x 13'9"	BEDRM	2nd	9'11" 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: