



ZACH SHEA
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72 CABIN HOUSE ROAD, Westport K0G 1X0

ML#: 1307460



Status: Active
Dist/Neigh: 815- Westport
Municipality:
Neigh Name: Watercolour Westport
Lot Size: 50' x 108'
Zoning:
Zoning Desc: Residential
Legal Desc: Lot 31

List Price: \$924,900
Sub Type: Residential
Fronting: West
Acres:
SqFt:
Seasonal:

Directions/Remarks

Directions: Located in the village of Westport at the corner of Concession Street and Bedford Street. Entrance is on Bedford Street (by the Beer Store).

Public Remarks: NEWBORO BUNGALOW - by award winning Land Ark Homes. Net Zero Ready construction makes this the Tesla of building standards. Environmentally responsible, aesthetically beautiful & efficient to operate. Perfect flow indoors and out, including a front porch with easy access to walking trails. Hospitality and easy living are defined with 3 main floor bedrooms and 2 full baths. Walk in closet for primary bedroom and closets at each entry. Quality kitchen with quartz counters and island. Main floor living with plenty of space. Enjoy convenient main floor laundry with mud room entry from the double garage. Discover Westport lifestyle with nature trails, nearby golf, winery, fishing and walkable waterfront village amenities all from your home. Price includes \$25,000 lot premium for Lot 31.

Property Information

Style: Detached	Type: Bungalow(1 Storey)	Total Beds: 3	Total Baths: 2
Builder: Land Ark Homes	Model: Newboro	Beds AG: 3	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: Corner			
Neigh Influences: Golf Nearby, Recreation Nearby, Shopping Nearby, Water Nearby			
Rental Equip: None.			

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
KITCH	Main	12'9" x 11'9"	LIVRM	Main	17'3" x 14'9"	DINRM	Main	11'2" x 11'9"	LAUND	Main	8'5" x 6'
FOYER	Main	7'8" x 13'6"	PANT	Main	4'6" x 6'	MBED	Main	12' x 15'	ENS4PC	Main	6'3" x 11'2"
BEDRM	Main	12'9" x 10'	BEDRM	Main	12'9" x 12'11"	BATH4	Main	9' x 5'	WALKIN	Main	10'4" x 7'3"
MUDRM	Main	9'7" x 7'3"									

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
Addl 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: