



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



78 CABIN HOUSE ROAD, Westport K0G 1X0

ML#: 1307456



Status: Active
Dist/Neigh: 815- Westport
Municipality:
Neigh Name: Watercolour Westport
Lot Size: 50 ' x 108 '
Zoning:
Zoning Desc: Residential
Possession: 2023
Legal Desc: LOT 33

List Price: \$946,100
Sub Type: Residential
Fronting: West
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: BENSON 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. Large open-concept main level boasting a designer finished kitchen with quartz countertops, large island, large upper cabinets and walk-in pantry. Hardwood floors throughout the main floor bedrooms, kitchen, dining and living rooms. A built-in electric fireplace gives a casual elegance to the home. Step out onto the extended, rear covered porch for comfortable outdoor living. Relax in the spacious primary bedroom with large walk-in closet and spa-like ensuite including modern glass shower and freestanding soaker tub. Finished basement complete with a Rec. room and bathroom. Discover Westport lifestyle with nature trails, nearby golf, winery, all from your home.

Property Information

Style: Detached	Type: Bungalow(1 Storey)	Total Beds: 2	Total Baths: 3
Builder: Land Ark Homes	Model: Benson	Beds AG: 2	FB/PR Bths: 3/0
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: Fully Finished	
Floor Covering: Ceramic, Hardwood		Fire Retrofit: N/A	
Feat/Equip Incl: Hot Water Tank			
Neigh Influences: Golf Nearby, Recreation Nearby, Shopping Nearby, Water Nearby			
Rental Equip: None.			

Room Information

<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>
LIVRM	Main	14'3" x 14'11"	KITCH	Main	14'5" x 9'4"	DINRM	Main	11'6" x 11'6"	PRBED	Main	14'1" x 14'3"
ENS5PC	Main	8'9" x 12'9"	BATH4	Main	6'1" x 8'2"	BEDRM	Main	9'10" x 12'	FOYER	Main	7'5" x 12'2"
MUDRM	Main	7'2" x 6'8"	PANT	Main	5' x 3'7"	WALKIN	Main	7'2" x 6'8"	PORCH	Main	13' x 12'
BATH4	Bsmt		RECRM	Bsmt							

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:
SRD:

PR:
SD:

CD:
SP: