



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



105 HEARTHSIDE DRIVE, Westport K0G 1X0

ML#: 1307462



Status: Active
Dist/Neigh: 815- Westport
Municipality:
Neigh Name: Watercolour Westport
Lot Size: 50' x 100'
Zoning:
Zoning Desc: Residential
Possession: 2023
Legal Desc: Lot 29

List Price: \$769,900
Sub Type: Residential
Fronting: North
Acres:
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: CHARLESTON 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. Hospitality and easy living defined with 2 beds and 2 baths. Timeless colour palette and easy care finishes are perfect for discerning tastes and functionality. Quality kitchen with quartz counters and island. Main floor living with beautiful principal bedroom retreat, ensuite bathroom and 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

Style: Detached	Type: Bungalow(1 Storey)	Total Beds: 2	Total Baths: 2
Builder: Land Ark Homes	Model: Charleston	Beds AG: 2	FB/PR Bths: 2/0
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: Asphalt Shingle	
Water Supply: Municipal		# FP: 1	FP Fuel: Electric
Exterior Finish: Pressed Fibre		Sewer: Sewer Connected	
Foundation: Poured Concrete		Construction: Unfinished	
Basement Desc: Full		Basement Dev: Unfinished	
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

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
KITCH	Main	11'10" x 11'4"	DINRM	Main	13'2" x 11'11"	LIVRM	Main	15'6" x 15'	PRBED	Main	13' x 11'6"
ENS3PC	Main	5' x 9'4"	BEDRM	Main	10' x 10'	BATH4	Main	5' x 8'	MUDRM	Main	5'10" x 8'8"
WALKIN	Main	6' x 5'4"									

Other Property Information

Assoc/POTL Fee: \$0
Fee Freq: N/A
Multimedia URL: <https://my.matterport.com/show/?m=fB1LQNwXo3G>
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: