



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



76 CABIN HOUSE ROAD, Westport K0G 1X0

ML#: 1307459



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 32

List Price: \$829,900
Sub Type: Residential
Fronting: West
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: SYDENHAM 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. Charming cottage-style on generous lot with large inviting front veranda well-proportioned rooms and a back porch. Inside 9 ft flat finish ceilings throughout all living space includes large gathering area, spacious dining room and generous quality kitchen with quartz counters and island and pantry. Livable with good flow, this is true main floor living with convenient main floor laundry /mud room entry from the 2-car garage. Discover Westport lifestyle with nature trails, nearby golf, winery, all from your home. Price includes \$10,000 lot premium for Lot 32.

Property Information

Style: Detached	Type: Bungalow(1 Storey)	Total Beds: 2	Total Baths: 2
Builder: Land Ark Homes	Model: Sydenham	Beds AG: 2	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			
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	12'6" x 11'	LIVRM	Main	14'4" x 17'	DINRM	Main	12'6" x 10'	FOYER	Main	7'6" x 8'
PRBED	Main	14' x 12'	ENS4PC	Main	10'6" x 7'4"	BEDRM	Main	10'4" x 10'10"	BATH4	Main	8' x 5'
MUDRM	Main	7'6" x 6'6"	LAUND	Main	5'6" x 8'6"	PORCH	Main	10' x 9'			

Other Property Information

Assoc/POTL Fee: \$0
Fee Freq: N/A
Multimedia URL: <https://my.matterport.com/show/?m=a8TcXh4ZKW8>
Alt Feature Sheet: https://watercolourwestport.com/wp-content/uploads/2022/07/WW-Standard-Features_07-19-2022.pdf
Add Images URL: <https://watercolourwestport.com/>

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

FD:
DOM:
SRD:
PR:
SD:
CD:
SP: