



JOE KOZAK
Salesperson
Cell: 613-802-2054
joekozakrealty@gmail.com
http://www.rideaurealty.ca

FOR SALE

878 DEVIL LAKE ROAD, Westport K0G 1X0

ML#: 1317858



Status: Active
Dist/Neigh: 10000- Kingston - Sharbot Lake - Greater Napanee and Area
Municipality: South Frontenac
Neigh Name: Westport
Lot Size: 1967' x 1670'
Zoning:
Zoning Desc: Residential
Possession: TBD
Legal Desc: PT LT 16 CON 12 BEDFORD AS IN FR554862 DESCRIPTION MAY NOT BE ACCEPTABLE IN FUTURE AS IN FR554862; SOUTH FRONTENAC

List Price: \$829,000
Sub Type: Residential
Fronting: West
Acres: 56.000
Irregu:
Seasonal: No

Directions/Remarks

Directions: From Hwy 42 turn onto Perth Road and travel for 3 km. Turn right on Concession 9 which quickly turns into Centerville Road. Follow for 2.8 km then left onto Devil Lake Road. Property is 1.8 km on the right.

Public Remarks: Here is your chance to own a beautiful house on approx. 56 acres with a mixture of different types of mature trees. This well built 4 bedroom, 2 bathroom home is located on a back road with privacy yet still only minutes from Westport. Enjoy a variety of wildlife while you have your morning coffee overlooking this beautiful property and your own pond. This home is energy efficient ICF style poured concrete walls all the way to the ceiling. Several rooms for entertaining or those large family get togethers. Open concept kitchen. Central Air. Fully finished walkout basement with a huge workshop for all your projects. Forced air oil heat and a wood burning fireplace as backup. New asphalt shingles in 2020. House comes partially furnished. Be sure to check out the multi media links. What are you waiting for? Call and book your private showing today!

Property Information

Style: Detached	Type: Bungalow(1 Storey)	Total Beds: 4	Total Baths: 2
Builder:	Model:	Beds AG: 2	FB/PR Bths: 1/1
Year Built: 2002/Approx	#Gar: 0	Beds BG: 2	Ensuites: 1
Parking Desc: None		#Cover: 0	Total Park: 8
Heat Desc: Forced Air		Heat Fuel: Oil	
Air Conditioning: Central		Roof: Asphalt Shingle	
Water Supply: Drilled Well		# FP: 1	FP Fuel: Wood
Exterior Finish: Siding, Vinyl		Sewer: Septic Installed	
Foundation: Poured Concrete, Other (See Remarks)		Construction:	
Basement Desc: Full		Basement Dev: Fully Finished	
Floor Covering: Carpet Over & Wood, Hardwood, Vinyl		Fire Retrofit: No	
Appliances Incl: Dryer, Hood Fan, Refrigerator, Stove, Washer			
Feat/Equip Incl: Ceiling Fan, Drapery Tracks, Drapes, Hot Water Tank, Window Blinds			
Site Influences: Acreage, Balcony, Corner, Family Oriented, Flat Site, Private Well, Treed Lot, Wooded Area			
Neigh Influences: Golf Nearby, Highspeed Available, Shopping Nearby, Water Nearby			
Exclusions: personal property.			
Rental Equip: none			

Room Information

Rm Type	Level	Dimensions									
ENS4PC	Main	12' x 9'03"	BEDRM	Main	13'01" x 17'06"	BEDRM	Main	16'01" x 10'03"	DINRM	Main	16'01" x 12'09"
LIVRM	Main	16'01" x 11'05"	KITCH	Main	14'05" x 12'03"	FAMRM	Main	16'08" x 17'06"	BEDRM	Bsmt	15'06" x 17'05"
BEDRM	Bsmt	15'06" x 13'11"	BATH2	Bsmt	9'03" x 7'04"	WKSHP	Bsmt	31'07" x 17'04"			

Pets Allowed:

Other Property Information

Assoc/POTL Fee: \$0
Fee Freq: N/A
Taxes/Yr: \$2,783.00/2022
Survey/Yr:
Multimedia URL: https://youtu.be/CJUz2_qECE
Add Images URL: <https://my.matterport.com/show/?m=oGyuyHVPB7S&mIs=1>

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage