



36 SHELTER COVE DRIVE, Westport K0G 1X0

ML#: 1326673



Status: Active
Dist/Neigh: 815- Westport
Municipality:
Neigh Name: Watercolour Westport
Lot Size: 56 ' x 101 '
Zoning:
Zoning Desc: Residential
Possession: TBD

List Price: \$999,900
Sub Type: Residential
Fronting: Northwest
Acres:

Seasonal:

Legal Desc: LOT 3, PLAN 28M20 SUBJECT TO AN EASEMENT IN GROSS OVER PART 5 28R15352 AS IN LE129390 VILLAGE OF WESTPORT

Directions/Remarks

Directions: Watercolour Westport is located in the village of Westport at the corner of Concession Street & Bedford St. Entrance is on Bedford Street (behind the Beer store).

Public Remarks: Welcome to your brand new, Net Zero Ready home located in the new Watercolour subdivision in Westport! Open concept kitchen/living with hardwood floors, quartz countertops, brand new appliances, and a 50" electric fireplace with a barn-board mantel. Off of the dining room is an enclosed porch perfect for entertaining. The primary bedroom includes a luxurious 5-piece ensuite and a walk-in closet. The main floor also has a 2nd bedroom, a main bathroom, and main floor laundry with access to your attached double-car garage. Downstairs is a finished, walk-out basement with a 3rd bathroom and a Murphy bed for extra sleeping. This home sits on a large corner lot within walking distance to all the amenities Westport has to offer as well as two different lakes. 45 minutes from Kingston and 1-hour from Ottawa. This home is a must see!

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:	2022/New	#Gar:	2	Beds BG:	0	Ensuites:	1
Parking Desc:	2 Garage Attached, Surfaced			#Cover:	0	Total Park:	4
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, Vinyl			Fire Retrofit:	N/A		
Appliances Incl:	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer						
Feat/Equip Incl:	Air Exchanger, Auto Garage Door Opener, Hot Water Tank, Window Blinds						
Site Influences:	Corner, Landscaped, Municipal Water, Patio, Screened Porch, Walkout						
Neigh Influences:	Golf Nearby, Recreation Nearby, Shopping Nearby, Water Nearby						
Rental Equip:	None.						
Restrictions:	Subdivision Covenants						

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>
KITCH	Main	14'5" x 9'9"	LIVRM	Main	14'2" x 14'1"	DINRM	Main	11'8" x 11'8"	LAUND	Main	6'9" x 10'4"
FOYER	Main	7'5" x 12'4"	BEDRM	Main	11'10" x 11'10"	BATH4	Main	5'11" x 7'10"	ENS5PC	Main	8'9" x 12'11"
PRBED	Main	14'3" x 13'8"	FAMRM	Bsmt	26'9" x 26'7"	BATH4	Bsmt	12'7" x 5'11"	WALKIN	Main	6'11" x 10'4"
STORE	Bsmt	12'7" x 17'10"	UTIL	Bsmt	18'9" x 14'11"						

Pets Allowed:

Other Property Information

Assoc/POTL Fee:	\$0	Taxes/Yr:	\$0.00/2022	Survey/Yr:	
Fee Freq:	N/A	Assmt/Yr:			
Multimedia URL:	https://360panos.org/panos/36ShelterCove/				
Add Images URL:	https://youtu.be/BvWUBvNLIJU				

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

FD:		PR:		CD:	
DOM:	0	SD:		SP:	
SRD:					

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