



**JOE KOZAK**  
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**FOR SALE**

**58 BEDFORD STREET, Westport K0G 1X0**

**ML#: 1332821**



**Status:** Active  
**Dist/Neigh:** 815- Westport  
**Municipality:** Westport  
**Neigh Name:** Westport  
**Lot Size:** 77.43 ' x 298.86 ' Irregular  
**Zoning:** Single-family detach  
**Zoning Desc:** TBD  
**Possession:** LT 21 N/S BEDFORD ST PL 169; PT BLK F PL 169 AS IN LR374936; WESTPORT

**List Price:** \$599,000  
**Sub Type:** Residential  
**Fronting:** North  
**# Acres:** 0.544  
**Seasonal:** No

Directions/Remarks

**Directions:** From County Road #42 in Westport turn onto Bedford Street and look for house number 58.

**Public Remarks:** This fully renovated 4 Bedroom, 1.5 bathroom family home is on over half an acre in the charming village of Westport. There have been major renovations from top to bottom that can't be fully appreciated without coming & seeing it for yourself. Wait until you see the loft that overlooks the water! Westport is the most popular tourist village in the area. You can easily walk to the grocery store, drug store, LCBO, or the Cove Country Inn for lunch or dinner & live entertainment. People come to this village just to walk around & visit all the small shops & stores. Just outside the master bedroom window don't be surprised if you see several deer coming to say hello. This home is in the village but still has the feeling of privacy stepping into the backyard. Walk down to Westport harbour & see all the boats coming & going on Upper Rideau Lake which is part of the Rideau Canal system. This is small town living at its finest. Be sure to click the video links for a full virtual tour!

Property Information

<b>Style:</b> Detached	<b>Type:</b> 2 Storey	<b>Total Beds:</b> 4	<b>Total Baths:</b> 2
<b>Builder:</b> Unknown	<b>Model:</b> 0	<b>Beds AG:</b> 4	<b>FB/PR Bths:</b> 1/1
<b>Year Built:</b> Unknown	<b>#Gar:</b> 0	<b>Beds BG:</b> 0	<b>Ensuites:</b> 0
<b>Parking Desc:</b> Gravel		<b>#Cover:</b> 0	<b>Total Park:</b> 3
<b>Heat Desc:</b> Baseboard, Forced Air		<b>Heat Fuel:</b> Propane	
<b>Air Conditioning:</b> Window Unit		<b>Roof:</b> Asphalt Shingle	
<b>Water Supply:</b> Municipal		<b># FP:</b>	<b>FP Fuel:</b>
<b>Exterior Finish:</b> Siding		<b>Sewer:</b> Other (See Remarks)	
<b>Foundation:</b> Block, Stone		<b>Construction:</b>	
<b>Basement Desc:</b> Crawl		<b>Basement Dev:</b> Unfinished	
<b>Floor Covering:</b> Hardwood, Laminate		<b>Fire Retrofit:</b> No	
<b>Appliances Incl:</b> Dishwasher, Refrigerator, Stove			
<b>Feat/Equip Incl:</b> Ceiling Fan, Hot Water Tank			
<b>Site Influences:</b> Deck, Flat Site, No Rear Neighbours, Park Setting, School Bus			
<b>Neigh Influences:</b> Golf Nearby, Paved Road, Shopping Nearby, Water Nearby			
<b>Rental Equip:</b> Propane tanks			
<b>Secondary Dwelling Unit (SDU):</b> No			

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LIVRM	Main	14'4" x 9'11"	DINRM	Main	9'3" x 11'1"	KITCH	Main	9'5" x 14'4"	BEDRM	Main	14'9" x 19'6"
BEDRM	2nd	8'4" x 9'11"	BEDRM	2nd	12'4" x 8'5"	BEDRM	2nd	15'3" x 19'10"	BATH4	2nd	10'2" x 9'11"
BATH2	Main	4'1" x 7'3"									

**Pets Allowed:**

Other Property Information

**Assoc/POTL Fee:** \$0  
**Fee Freq:** N/A  
**Multimedia URL:** <https://youtu.be/0Ams7dnIXvQ>  
**Add Images URL:** <https://360panos.org/panos/58Bedford/>

**Taxes/Yr:** \$2,897.00/2022  
**Assmt/Yr:**  
**Survey/Yr:**

Office Information

**List Office #1:** RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

**FD:**  
**DOM:**  
**SRD:**

**PR:**  
**SD:**

**CD:**  
**SP:**