

**JOE KOZAK**

Salesperson

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**FOR
SALE****878 DEVIL LAKE ROAD, Westport K0G 1X0****ML#: 1317858****Status:** **Active****Dist/Neigh:****Municipality:****Neigh Name:****Lot Size:****Zoning:****Zoning Desc:****Legal Desc:**10000- Kingston - Sharbot Lake -
Greater Napanee and Area

South Frontenac

Westport

1967' x 1670'

Residential

PT LT 16 CON 12 BEDFORD AS IN FR554862 DESCRIPTION MAY NOT BE
ACCEPTABLE IN FUTURE AS IN FR554862; SOUTH FRONTENAC**List Price:** **\$749,000****Sub Type:** Residential**Fronting:** West**# Acres:** 56.000**IrregSqFt:****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:

Welcome to Westport! Here is your chance to own a beautiful house on approximately 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 the beautiful town of 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**Secondary Dwelling Unit (SDU):**No**Room Information**

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	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"			

Other Property Information**Assoc/POTL Fee:** \$0.00**Taxes/Yr:** \$2,783.00/2022**Assmt/Yr:****Survey/Yr:****Multimedia URL:** https://youtu.be/CJUrZ2_qECE**Addl Images URL:** <https://my.matterport.com/show/?m=oGyuyHVPB7S&mIs=1>**Office Information****List Office #1:** RIDEAU REALTY LIMITED, Brokerage**Conditional/Sold/Other Information****FD:****PR:****CD:****DOM:****SD:****SP:****SRD:**