



**ZACH SHEA**  
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**32 REBECCA LANE, Westport K0G 1X0**

**ML#: 1377419**



**Status:** Active  
**Dist/Neigh:** 815- Westport  
**Municipality:**  
**Neigh Name:** Sand Lake  
**Lot Size:** 135' x 109.73' Irregular  
**Zoning:**  
**Zoning Desc:** Residential  
**Possession:** TBD  
**Legal Desc:** PT BLK N PL 169 PT 1 28R11422 T/W LR320891; WESTPORT

**List Price:** \$574,900  
**Sub Type:** Residential  
**Fronting:** Southeast  
**# Acres:**  
**Seasonal:**

**Directions/Remarks**

**Directions:** From Bedford St turn onto Mountain Rd. - Left onto Rebecca Ln. - Follow to Pin #32

**Public Remarks:** Here is your chance to own a cute, cozy 3-bed, 1-bath bungalow with 135 feet of waterfrontage on Sand Lake in Westport. 2-bedrooms on the main level with a 4-piece bath and a 3rd bedroom, family room, and laundry in the finished basement. Brand new A/C (2023). Large deck with a hot tub. House is serviced via well and septic and has fibre internet. Complete with a detached garage. Sand Lake offers great swimming and fishing. All this and just steps away from Scheuermann Vineyard & Winery. 25 minutes to Perth, 35 minutes to Kingston, or 1.5 hours to Ottawa. Great rental potential here so call today to book your private viewing.

**Property Information**

<b>Style:</b> Detached	<b>Type:</b> Bungalow(1 Storey)	<b>Total Beds:</b> 3	<b>Total Baths:</b> 1
<b>Builder:</b>	<b>Model:</b>	<b>Beds AG:</b> 2	<b>FB/PR Bths:</b> 1/0
<b>Year Built:</b> 1975/Approx	<b>#Gar:</b> 1	<b>Beds BG:</b> 1	<b>Ensuites:</b> 0
<b>Parking Desc:</b> 1 Garage Detached, Gravel		<b>#Cover:</b> 0	<b>Total Park:</b> 3
<b>Heat Desc:</b> Forced Air		<b>Heat Fuel:</b> Electricity	
<b>Air Conditioning:</b> Central		<b>Roof:</b> Asphalt Shingle	
<b>Water Supply:</b> Drilled Well		<b># FP:</b> 1	<b>FP Fuel:</b> Electric
<b>Exterior Finish:</b> Siding		<b>Sewer:</b> Septic Installed	
<b>Foundation:</b> Block		<b>Construction:</b> Fully Finished	
<b>Basement Desc:</b> Full		<b>Basement Dev:</b> Fully Finished	
<b>Floor Covering:</b> Hardwood, Vinyl		<b>Fire Retrofit:</b> N/A	
<b>Appliances Incl:</b> Dishwasher, Dryer, Refrigerator, Stove, Washer			
<b>Feat/Equip Incl:</b> Hot Tub, Hot Water Tank			
<b>Site Influences:</b> Boat Access, Lakefront, Waterfront			
<b>Neigh Influences:</b> Golf Nearby, Recreation Nearby, Shopping Nearby, Water Nearby			
<b>Rental Equip:</b> None.			
<b>Restrictions:</b> Right Of Way			
<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
KITCH	Main	11'0" x 9'10"	DINRM	Main	11'6" x 8'10"	PRBED	Main	15'2" x 10'0"	BEDRM	Main	9'9" x 7'4"
BATH4	Main		RECRM	Bsmt	18'9" x 14'2"	BEDRM	Bsmt	10'7" x 8'7"	UTIL	Bsmt	9'5" x 8'7"

**Pets Allowed:**

**Other Property Information**

**Taxes/Yr:** \$4,512.00/2023  
**Assmt/Yr:**  
**Assoc/POTL Fee:** \$300.00/Year includes Other (Describe), Snow Removal  
**Survey/Yr:**  
**Multimedia URL:** <https://youtu.be/KaPXXW1G5ts>

**Office Information**

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

**Conditional/Sold/Other Information**

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