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11 NEWHAVEN GATE, Westport K0G 1X0

ML#: 1380022



Status: Active
Dist/Neigh: 815- Westport
Municipality: Watercolour Westport
Neigh Name: 55' x 101'
Lot Size: Residential
Zoning: TBD
Zoning Desc: Residential
Possession: TBD
Legal Desc: LOT 2, PLAN 28M20 SUBJECT TO AN EASEMENT IN GROSS OVER PART 8 28R15352 AS IN LE129389 VILLAGE OF WESTPORT

List Price: \$1,179,900
Sub Type: Residential
Fronting: East
Acres:
Seasonal:

Directions/Remarks

Directions: Watercolour Westport subdivision
Public Remarks: Here is your chance to own a Net Zero Ready, Newboro bungalow in the Watercolour Westport subdivision. Boasting 3250 of beautifully finished square footage, this home has 6 bedrooms and 3 full bathrooms. The main floor offers open concept kitchen, living, and dining. Kitchen features a coffee bar and walk-in pantry. Fully enclosed porch with SunSpace windows that leads out to a deck extending to the primary bedroom. Primary bedroom features a walk-in closet and 4-piece ensuite. All appliances and window coverings included. Downstairs is a fully finished walk-out basement complete with a large rec. room, kitchenette, and 3 more bedrooms. Luxury vinyl plank flooring throughout the home. Step outside to the beautifully landscaped, fully fenced back yard that backs onto the pond. Call today to book your private viewing!

Property Information

Style: Detached
Builder: Land Ark Homes
Year Built: 2022/New
Parking Desc: 2 Garage Attached
Heat Desc: Forced Air
Air Conditioning: Central
Water Supply: Municipal
Exterior Finish: Pressed Fibre
Foundation: Poured Concrete
Basement Desc: Full
Floor Covering: Ceramic, Vinyl
Appliances Incl: Dishwasher, Dryer, Microwave/Hood Fan, Refrigerator, Stove, Washer
Feat/Equip Incl: Hot Water Tank, Window Blinds
Site Influences: Deck, Fenced Yard, Screened Porch, Walkout
Neigh Influences: Golf Nearby, Recreation Nearby, Shopping Nearby, Water Nearby
Rental Equip: None
Secondary Dwelling Unit (SDU): No

Type: Bungalow(1 Storey)
Model: Newboro
#Gar: 2

Total Beds: 6
Beds AG: 3
Beds BG: 3
#Cover: 0
Heat Fuel: Electricity
Roof: Asphalt Shingle
FP: 2
Sewer: Sewer Connected
Construction: Fully Finished
Basement Dev: Fully Finished
Fire Retrofit: N/A

Total Baths: 3
FB/PR Bths: 3/0
Ensuites: 1
Total Park: 4
FP Fuel: Electric

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
KITCH	Main	11'6" x 12'8"	DINRM	Main	10'0" x 10'0"	LIVRM	Main	18'4" x 18'4"	PRBED	Main	12'0" x 15'0"
ENS4PC	Main		BEDRM	Main	12'4" x 9'6"	LAUND	Main	6'2" x 7'7"	BATH4	Main	
MUDRM	Main	7'0" x 9'3"	BEDRM	Main	12'8" x 9'0"	BATH4	Lower		BEDRM	Lower	13'3" x 11'7"
BEDRM	Lower	12'8" x 13'8"	BEDRM	Lower	12'8" x 11'8"	RECRM	Lower	26'4" x 12'1"	UTIL	Lower	27'0" x 15'8"

Pets Allowed:

Other Property Information

Taxes/Yr: \$5,186.00/2023
Assoc/POTL Fee: \$0.00
Multimedia URL: <https://youtu.be/LtYmQ48ksMc>

Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

FD:
DOM:
SRD:

PR:
SD:

CD:
SP: