



ZACH SHEA
 Broker
 Ph: 613 331-2635
 zachshearealty@gmail.com
 http://www.rideaurealty.ca

27 SHELTER COVE DRIVE, Westport K0G 1X0

ML#: 1378426



Status: Active
Dist/Neigh: 815- Westport
Municipality: Watercolour Westport
Neigh Name: 64' x 101'
Lot Size: Residential
Zoning: Residential
Zoning Desc: TBD
Possession: TBD
Legal Desc: LOT 14, PLAN 28M20 VILLAGE OF WESTPORT

List Price: \$974,900
Sub Type: Residential
Fronting: South
Acres:
Seasonal:

Directions/Remarks

Directions:

Located in the Watercolour subdivision.

Public Remarks:

Here is your chance to own a resale property from Phase 1 of the beautiful new Watercolour subdivision in Westport! This Net Zero Ready certified home is the 2-storey Cedar Harmony model offering 4 bedrooms and 3.5 bathrooms. The main floor features a living, kitchen, and dining room with hardwood floors and quartz countertops. There is also an office, powder room, and separate laundry. Step outside our covered porch to a large, fully fenced back yard. Electric fireplace and brand-new kitchen appliances included. Upstairs offers 3 bedrooms and a full bath. The primary bedroom features a walk-in closet and a 4-pce ensuite. The fully finished lower-level features extra living space with a den as well as a 4th bedroom and 4-pce bath. The home also has an attached double car garage. Ton of upgrades went into this home so call today for more information!

Property Information

Style: Detached
Builder: Land Ark Homes
Year Built: 2020/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: Carpet Wall To Wall, Ceramic, Hardwood
Appliances Incl: Dishwasher, Dryer, Refrigerator, Stove, Washer
Feat/Equip Incl: Hot Water Tank, Water Treatment
Site Influences: Fenced Yard, Municipal Water
Neigh Influences: Golf Nearby, Recreation Nearby, Shopping Nearby, Water Nearby
Rental Equip: None
Secondary Dwelling Unit (SDU): No

Type: 2 Storey
Model: Cedar Harmony
#Gar: 2

Total Beds: 4
Beds AG: 3
Beds BG: 1
#Cover: 0
Heat Fuel: Electricity
Roof: Asphalt Shingle
FP: 1
Sewer: Sewer Connected
Construction: Fully Finished
Basement Dev: Fully Finished
Fire Retrofit: N/A

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

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
KITCH	Main	12'0" x 12'2"	LIVRM	Main	18'0" x 13'8"	DINRM	Main	12'2" x 11'0"	LAUND	Main	8'4" x 5'2"
FOYER	Main	5'2" x 8'8"	OFFICE	Main	10'0" x 8'2"	BATH2	Main	5'0" x 5'2"	PRBED	2nd	12'0" x 12'4"
ENS3PC	2nd	7'10" x 8'0"	BEDRM	2nd	12'6" x 9'10"	BEDRM	2nd	9'10" x 10'0"	BATH5	2nd	5'0" x 12'6"
BATH4	Lower	8'0" x 7'4"	BEDRM	Lower	11'10" x 10'10"	RECRM	Lower	12'10" x 17'0"	MUDRM	Main	6'0" x 6'8"
WALKIN	2nd	7'10" x 5'6"									

Pets Allowed:

Other Property Information

Taxes/Yr: \$6,293.00/2023
Assoc/POTL Fee: \$0.00
Multimedia URL: <https://youtu.be/uQ9vxELpALc>

Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

FD:
DOM:
SRD:

PR:
SD:

CD:
SP: