



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

1079 PERTH ROAD N, Westport K0G 1X0

ML#: 1383955



Status: Active
Dist/Neigh: 816- Rideau Lakes (N Crosby) Twp
Municipality:
Neigh Name: Westport
Lot Size: 249.23' x 350.88'
Zoning:
Zoning Desc: Residential
Possession: TBD

List Price: \$899,900
Sub Type: Residential
Fronting: East
Acres: 2.000

Seasonal:

Legal Desc: PART LOT 18, CONCESSION 4 NORTH CROSBY, PART 2 PLAN 28R15486 SUBJECT TO AN EASEMENT IN GROSS OVER PART 2 PLAN 28R15679 AS IN LE147632 TOWNSHIP OF RIDEAU LAKES

Directions/Remarks

Directions:

From Westport, head south on Perth Rd N/Route 10 toward Parish Rd.

Public Remarks:

High Country Homes has delivered another spectacular brand-new home. Built on a 2-acre lot, this home offers endless upgrades, hemlock gables, extended front porch and a flat black steel roof. Inside you will find cathedral ceilings, open concept dining room, kitchen and living area. The kitchen features quartz countertops, a large center island and brand-new stainless-steel appliances, all complemented by Hickory engineered hardwood floors. Unfinished basement is an additional 1700 sq feet which could be made into a family room, home theater or even a separate living area with 3-piece washroom rough-in already complete. The mechanical area features a high efficiency propane gas furnace, A/C, HRV, water softener and UV light. Other features include an easily accessible mud room/laundry room on the main floor garage and an over-sized 28 x 30 garage with double 9 x 10 commercial grade insulated overhead doors. House is covered under Tarion Warranty. Call to book your private viewing!

Property Information

Style: Detached	Type: Bungalow(1 Storey)	Total Beds: 3	Total Baths: 2
Builder: High Country Homes	Model:	Beds AG: 3	FB/PR Bths: 2/0
Year Built: 2023/New	#Gar: 2	Beds BG: 0	Ensuites: 1
Parking Desc: 2 Garage Attached, Gravel		#Cover: 0	Total Park: 6
Heat Desc: Forced Air		Heat Fuel: Propane	
Air Conditioning: Central		Roof: Metal	
Water Supply: Drilled Well		# FP:	FP Fuel:
Exterior Finish: Stone, Vinyl		Sewer: Septic Installed	
Foundation: Poured Concrete		Construction:	
Basement Desc: Full		Basement Dev: Unfinished	
Floor Covering: Ceramic, Hardwood		Fire Retrofit: N/A	
Appliances Incl: Dishwasher, Microwave/Hood Fan, Refrigerator, Stove			
Feat/Equip Incl: Air Exchanger			
Site Influences: Deck, Partially Landscaped, Walkout			
Neigh Influences: Golf Nearby, Highspeed Available, Water Nearby			
Rental Equip: N/A			
Secondary Dwelling Unit (SDU): No			

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LIVRM	Main	19'3" x 16'0"	DINRM	Main	9'8" x 16'9"	KITCH	Main	11'3" x 13'0"	PRBED	Main	13'0" x 12'0"
BEDRM	Main	10'0" x 13'4"	BEDRM	Main	10'0" x 12'0"	BATH3	Main		ENS4PC	Main	

Pets Allowed:

Other Property Information

Taxes/Yr: \$0.00/2023
Assoc/POTL Fee: \$0.00
Multimedia URL: <https://youtu.be/bg5hOA8bm48>
Add Images URL: <https://my.matterport.com/show/?m=USHJ2XGfZMM>

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

FD:
DOM:
SRD: