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FOR
 SALE

878 DEVIL LAKE ROAD, Westport K0G 1X0 **ML#: 1384045**



Status:	Active	List Price:	\$705,000
Dist/Neigh:	10000- Kingston - Sharbot Lake - Greater Napanee and Area	Sub Type:	Residential
Municipality:	South Frontenac	Fronting:	West
Neigh Name:	Westport	# Acres:	56.000
Lot Size:	1967' x 1670' Irregular	Seasonal:	No
Zoning:			
Zoning Desc:	Residential		
Possession:	TBD		
Legal Desc:	PT LT 16 CON 12 BEDFORD AS IN FR554862 DESCRIPTION MAY NOT BE ACCEPTABLE IN FUTURE AS IN FR554862; SOUTH FRONTENAC		

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 rural 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:	Acreeage, 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	12'0" x 9'3"	BEDRM	Main	13'1" x 17'6"	BEDRM	Main	16'1" x 10'3"	DINRM	Main	16'1" x 12'9"
LIVRM	Main	16'1" x 11'5"	KITCH	Main	14'5" x 12'3"	FAMRM	Main	16'8" x 17'6"	BEDRM	Bsmt	15'6" x 17'5"
BEDRM	Bsmt	15'6" x 13'11"	BATH2	Bsmt	9'3" x 7'4"	WKSHR	Bsmt	31'7" x 17'4"			

Pets Allowed:

Other Property Information

Taxes/Yr:	\$2,783.00/2022	Assmt/Yr:		Survey/Yr:	
Assoc/POTL Fee:	\$0.00				
Multimedia URL:	https://youtu.be/CJUrZ2_gECE				
Add Images URL:	https://my.matterport.com/show/?m=oGyuyHVPB7S&mils=1				

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

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