



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

**45 FRANK GREEN ROAD, Westport K0G 1X0**

**ML#: 1406998**



**Status:** Active  
**Dist/Neigh:** 816- Rideau Lakes (N Crosby) Twp  
**Municipality:** Westport  
**Neigh Name:** 265' x 0' Irregular  
**Lot Size:** Irregular  
**Zoning:** Residential  
**Zoning Desc:** Residential  
**Possession:** TBD  
**Legal Desc:** PART LOT 3, CONCESSION 7 NORTH CROSBY, PART 1 PLAN 28R15312 SUBJECT TO AN EASEMENT OVER PART 1 PLAN 28R15312 AS IN LR152560 TOWNSHIP OF RIDEAU LAKES

**List Price:** \$599,000  
**Sub Type:** Residential  
**Fronting:** North  
**# Acres:** 2.000  
**Seasonal:**

**Directions/Remarks**

**Directions:** From County Rd. 42 turn onto Hutchings Rd. - Right onto Frank Green Rd. - Property is on your right.

**Public Remarks:** You're not going to want to miss out on this one! This newly built, energy efficient, 2-storey home (2022) is a must see. Hardwood floors throughout the open concept main floor with exposed beams that lead out to a screened-in porch. Upstairs you will find the primary bedroom complete with an ensuite and walk-in closet. There is also a 2nd bedroom, full bath, and an upstairs sitting area/office and a 2nd storey balcony. Downstairs is a walkout basement with a finished rec. room. The home is heated/cooled via a forced air heat pump with a wood-stove as a secondary heat source. All this while sitting on a beautiful 2-acre lot just outside of Westport. Call today to book your private viewing.

**Property Information**

<b>Style:</b> Detached	<b>Type:</b> 2 Storey	<b>Total Beds:</b> 2	<b>Total Baths:</b> 3
<b>Builder:</b>	<b>Model:</b>	<b>Beds AG:</b> 2	<b>FB/PR Bths:</b> 2/1
<b>Year Built:</b> 2022/New	<b>#Gar:</b> 0	<b>Beds BG:</b> 0	<b>Ensuites:</b> 1
<b>Parking Desc:</b> Gravel		<b>#Cover:</b> 0	<b>Total Park:</b> 6
<b>Heat Desc:</b> Forced Air, Heat Pump		<b>Heat Fuel:</b> Electricity, Wood	
<b>Air Conditioning:</b> Heat Pump		<b>Roof:</b> Asphalt Shingle	
<b>Water Supply:</b> Drilled Well		<b># FP:</b> 1	<b>FP Fuel:</b> Wood
<b>Exterior Finish:</b> Metal		<b>Sewer:</b> Septic Installed	
<b>Foundation:</b> Poured Concrete		<b>Construction:</b> Partly Finished	
<b>Basement Desc:</b> Full		<b>Basement Dev:</b> N/A	
<b>Floor Covering:</b> Ceramic, Hardwood			
<b>Appliances Incl:</b> Dishwasher, Refrigerator, Stove			
<b>Feat/Equip Incl:</b> Hot Water Tank, Wood Stove			
<b>Site Influences:</b> Acreage, Balcony, Screened Porch, Walkout			
<b>Neigh Influences:</b> Golf Nearby			
<b>Rental Equip:</b> None.			
<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
LIVRM	Main	14'0" x 20'8"	DINRM	Main	11'11" x 7'11"	KITCH	Main	11'7" x 12'3"	FOYER	Main	5'7" x 4'8"
BATH2	Main	5'1" x 4'4"	PRBED	2nd	14'2" x 10'0"	WALKIN	2nd	6'5" x 5'3"	ENS3PC	2nd	7'9" x 5'8"
BATH4	2nd	7'7" x 5'9"	BEDRM	2nd	11'1" x 8'11"	LOFT	2nd	10'8" x 10'7"	RECRM	Bsmt	10'3" x 11'7"
MUDRM	Bsmt	11'7" x 12'2"	UTIL	Bsmt	12'3" x 10'6"						

**Pets Allowed:**

**Other Property Information**

**Taxes/Yr:** \$2,889.00/2023  
**Assoc/POTL Fee:** \$0.00  
**Multimedia URL:** <https://youtu.be/gkWeUgektVU>  
**Assmt/Yr:**  
**Survey/Yr:**

**Office Information**

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

**Conditional/Sold/Other Information**

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