



SCOTT BURNS
 Broker Of Record
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17 MAIN ST E STREET, Westport K0G 1X0

ML#: 1421113



Status: Active
Dist/Neigh: 815- Westport
Municipality: Upper Rideau Lake
Neigh Name: 64 ' x 323 '
Lot Size: 64 ' x 323 '
Zoning: Residential
Zoning Desc: Residential

List Price: \$895,000
Sub Type: Residential
Fronting: East
Acres: 0.470
IrregSqFt:
Seasonal:

Legal Desc: LT 46 N OF BEDFORD ST PL 169; PT LT 11 CON 6 NORTH CROSBY PT 2 28R11275; WESTPORT

Directions/Remarks

Directions: County Rd 42 to Westport, right onto Rideau St, straight onto Main St and follow to 17 Main Stree East.

Public Remarks: Waterfront living on Upper Rideau Lake awaits within walking distance to the charming village Westport! What an opportunity to have your own waterfront home / retreat where you can walk to great shopping, dining, pubs & all village amenities. Loads of character in this restored 4 bed, 2 bath home with large back yard, paved driveway, detached garage, wrap around covered porch & even a white picket fence! Inside you'll find a spacious kitchen, large living room with gorgeous stone fireplace, a huge three season sunroom with vaulted ceiling & amazing views of the lake. The main floor family room has been converted into the primary bedroom with the three other bedrooms being upstairs. The large deck gives you yet another entertaining space that also captures the incredible views of the Upper Rideau. Lots of space in the oversized single car detached garage. Boat the Rideau, sit on your dock & enjoy the view of Westport Harbour or explore all this wonderful village has to offer!

Property Information

Style:	Detached	Type:	1 1/2 Storey	Total Beds:	4	Total Baths:	2
Builder:		Model:		Beds AG:	4	FB/PR Bths:	2/0
Year Built:	1880/Approx	#Gar:	1	Beds BG:	0	Ensuites:	0
Parking Desc:	1 Garage Detached			#Cover:	1	Total Park:	4
Heat Desc:	Forced Air			Heat Fuel:	Propane		
Air Conditioning:	Central			Roof:	Metal		
Water Supply:	Municipal			# FP:	1	FP Fuel:	Gas
Exterior Finish:	Siding			Sewer:	Septic Installed		
Foundation:	Stone, Other (See Remarks)			Construction:			
Basement Desc:	Low			Basement Dev:	None (No Basement)		
Floor Covering:	Mixed			Fire Retrofit:	N/A		
Appliances Incl:	Dishwasher, Dryer, Refrigerator, Stove, Washer						
Site Influences:	Deck, Fenced Yard, Flat Site, Hydro, Lakefront, Municipal Water, School Bus, Waterfront						
Neigh Influences:	Golf Nearby, Recreation Nearby, Shopping Nearby, Water Nearby						
Rental Equip:	Propane Tank(s)						
Secondary Dwelling Unit (SDU):	No						

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
KITCH	Main	13'9" x 22'1"	LIVRM	Main	15'9" x 19'4"	SUNRM	Main	15'9" x 17'8"	LAUND	Main	4'11" x 11'5"
BATH4	Main		MBED	Main	13'7" x 16'3"	SITTING	Main	11'2" x 16'3"	BEDRM	2nd	13'6" x 16'2"
BEDRM	2nd	7'10" x 11'2"	BEDRM	2nd	7'10" x 11'2"	BATH3	2nd				

Other Property Information

Assoc/POTL Fee: \$0.00
Taxes/Yr: \$6,029.00/2024
Multimedia URL: <https://youtu.be/rhYJzENeGCI>
Add Images URL: <https://360panos.org/panos/17MainStreetE/>
Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage