

	17 MAIN ST E St		List: \$799,000 For: Sale		
	Westport Ontario K0G 1X0				
	Westport 815 - Westport Leeds and Grenville				
	SPIS: N Taxes: \$6,029/2024				
Detached Link: N 1 1/2 Storey		Front On: E Acre: < .50		Rms: 11 + 0 Bedrooms: 4 + 0 Washrooms: 2 2x4	
Lot: 64 x 323 Feet Irreg:					
Dir/Cross St:					
County Rd 42 to Westport, right onto Rideau St, straight onto Main St and follow to 17 Main Stree East.					
Directions:					
County Rd 42 to Westport, right onto Rideau St, straight onto Main St and follow to 17 Main Stree East.					
MLS#: X12408388 PIN#: 441030057					
Possession Remarks: TBD					
Kitchens: 1 + 0 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Propane A/C: Central Air Central Vac: N Apx Age: Year Built: 1880 Apx Sqft: 2000-2500 Roof: Metal Foundation: Other,Stone Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:		Exterior: Alum Siding / Other Gar/Gar Spcs: Detached / 1 Park/Drive: Drive: Unknown Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fenced Yard, Fireplace/Stove, Golf, Park, School Bus Route, Waterfront, Waterfront Exterior Feat: Deck,Landscaped,Year Round Living Interior Feat: Unknown Security Feat: Unknown		Zoning: Residential Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: HST Applicable to Sale Price: Not Subject to HST Oth Struct: Survey Type: None	
Water Body Name: Upper Rideau Lake		Shoreline: Natural			
Water Body Type: Lake		Shoreline Allowance: Owned			
Topography: Level		Alternative Power: None			
Water Features: Dock		Easements/Restrict: Unknown			
Access to Property: Year Round Municipal Road		Waterfront Accessory Bldgs: Not Applicable			
Docking Type: Private					
Water View: Direct					
WaterfrontYN: Y					
Waterfront: Direct					
#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	13.75	x 22.08	
2	Living	Main	15.75	x 19.32	
3	Sunroom	Main	15.75	x 17.65	
4	Laundry	Main	4.89	x 11.38	
6	Prim Bdrm	Main	13.58	x 16.24	
7	Sitting	Main	11.15	x 16.24	
8	Br	2nd	13.48	x 16.14	
9	Br	2nd	7.81	x 11.15	
10	Br	2nd	7.81	x 11.15	
Client Remks: 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!					
Inclusions: Stove, Dryer, Washer, Refrigerator, Dishwasher (furniture could be negotiable)					
Listing Contracted With: RIDEAU REALTY LIMITED Ph: 613-272-5000					