

	1 Mountain Rd Westport Ontario K0G 1X0 Westport 815 - Westport Leeds and Grenville SPIS: N Taxes: \$2,965/2024					List: \$439,000 For: Sale	
	Detached Link: N 1 1/2 Storey		Front On: W Acre: < .50		Rms: 8 Bedrooms: 3 Washrooms: 1 1x4		
	Lot: 83 x 123.23 Feet Irreg: Dir/Cross St: Mountain Rd and Bedford St Directions: Take County Rd 42 to the village of Westport. Cnty Rd 42 will turn into Concessions St. (stay straight). Turn left onto Bedford St. then right onto Mountain Rd. 1 Mountain Rd will be on your left.						
	MLS#: X12193033 PIN#: 442590182 Possession Remarks: Contact Listing Realtor						
	Kitchens: 1 Fam Rm: N Basement: Other Fireplace/Stv: N Heat: Forced Air / Propane A/C: Central Air Central Vac: N Apx Age: Year Built: 1900 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Shape: Rectangular Lot Size Source: MPAC Roof: Metal Foundation: Stone Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:		Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Drive: Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Exterior Feat: Year Round Living Interior Feat: Carpet Free,Sump Pump,Water Heater Owned		Zoning: Residential Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: HST Applicable to Sale Price: Not Subject to HST Oth Struct: Survey Type: Boundary Only		
Topography: Flat							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	11.88	x 11.94	Combined W/Dining		
2	Dining	Main	7.02	x 11.94	Combined W/Kitchen		
3	Living	Main	11.94	x 14.5			
4	Sunroom	Main	7.91	x 12.96			
5	Br	2nd	10.3	x 12.5			
6	2nd Br	2nd	7.97	x 11.29			
7	3rd Br	2nd	6.5	x 7.87			
Client Remks: Welcome to this delightful 3-bedroom, 1-bath brick home nestled in the picturesque village of Westport. This well-maintained home offers the perfect blend of comfort, convenience, and small-town charm. The warm, inviting interior has a functional layout including a bright kitchen and dining space that opens to a cozy living space, perfect for family movie nights. Off the kitchen / dining room is a 4 season sunroom (currently being using as a 4th bedroom) with radiant in floor heating. The spacious back deck, perfect for enjoying summer evenings, BBQs and gatherings, overlooks the large, private backyard that is ideal for kids, pets, or relaxing in the sunshine. The 20x35 insulated, detached garage provides ample parking, storage, workshop area, and includes a wood stove. Some great upgrades include high efficiency heat pump (runs to -20) and A/C with back up propane furnace (2019), new sump pump and 60 gallon hot water tank (2023), soffit and fascia and new supports / levelling installed (2024) and a new whole house humidifier (2025) to name a few. Location is everything and this home is just a short walk to Westports vibrant dining, unique shopping, scenic harbour front, public beach, and beautiful walking trails. This property captures the essence of village living with all the essentials close at hand. Don't miss your chance to own a piece of this charming lakeside community!							
Inclusions: Fridge, Stove, hot water tank, all existing light fixtures							
Listing Contracted With: RIDEAU REALTY LIMITED Ph: 613-272-5000							