

		<b>1 Mountain Rd</b>		<b>List: \$449,000 For: Sale</b>	
		<b>Westport Ontario K0G 1X0</b>			
		Westport 815 - Westport Leeds and Grenville			
		<b>SPIS:</b> N <b>Taxes:</b> \$2,965/2024			
Detached		<b>Front On:</b> W		<b>Rms:</b> 8	
<b>Link:</b> N		<b>Acre:</b> < .50		<b>Bedrooms:</b> 3	
1 1/2 Storey				<b>Washrooms:</b> 1	
				1x4	
<b>Lot:</b> 83 x 123.23 Feet <b>Irreg:</b>					
<b>Dir/Cross St:</b> Mountain Rd and Bedford St					
<b>MLS#:</b> X12193033 <b>PIN#:</b> 442590182					
<b>Possession Remarks:</b> Contact Listing Realtor					
<b>Kitchens:</b> 1		<b>Exterior:</b> Brick		<b>Zoning:</b> Residential	
<b>Fam Rm:</b> N		<b>Drive:</b>		<b>Cable TV:</b>	
<b>Basement:</b> Other		<b>Gar/Gar Spcs:</b> Detached / 1		<b>Hydro:</b>	
<b>Fireplace/Stv:</b> N		<b>Drive Park Spcs:</b> 3		<b>Gas:</b>	
<b>Heat:</b> Forced Air / Propane		<b>Tot Prk Spcs:</b> 4		<b>Phone:</b>	
<b>A/C:</b> Central Air		<b>UFFI:</b>		<b>Water:</b> Municipal	
<b>Central Vac:</b> N		<b>Pool:</b> None		<b>Water Supply:</b>	
<b>Apx Age:</b>		<b>Energy Cert:</b>		<b>Sewer:</b> Sewers	
<b>Apx Sqft:</b> 700-1100		<b>Cert Level:</b>		<b>Spec Desig:</b> Unknown	
<b>Assessment:</b>		<b>GreenPIS:</b>		<b>Farm/Agr:</b>	
<b>POTL:</b>		<b>Prop Feat:</b>		<b>Waterfront:</b>	
<b>POTL Mo Fee:</b>				<b>Retirement:</b>	
<b>Elevator/Lift:</b>				<b>Oth Struct:</b>	
<b>Laundry Lev:</b>					
<b>Phys Hdcap-Eqp:</b>					
<b>Topography:</b> Flat					
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>
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	
<b>Client Remks:</b> 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. 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!					
<b>Extras:</b>					
<b>Listing Contracted With:</b> <u>RIDEAU REALTY LIMITED</u> <b>Ph:</b> 613-272-5000					