

**FOR SALE** DOM: 5

List Date: 6/5/2019

Sold Date:

**3891 Westport RD**

Godfrey K0H 1T0

**K19003765**

Residential

Detached

Freehold

**\$223,900 (LP)**

**(SP)**



**1.5 Storey**

BEDS UP	BEDS DOWN	BATHS FULL	BATHS HALF	APPROX Sq.Ft.	AGE Yrs
3	0	1	0		144

Age Range: **100+ Years** Garage **No**  
 SqFt Range: Waterfront **No**  
 Lot Size: **261.00** x **132**  
 Property Size: **0.5 -0.99 Acres** **0.60**

District: **Frontenac County**  
 Sub-District: **47 - Frontenac South**  
 Zoning: **Residential**  
 PIN: **362400222**  
 Taxes: **\$1,891.74 (2018)**  
 Possession: **TBD**  
 Access: **Municipal Road**  
 Rentals: **Propane Tank, Water Heater**

Legal Desc: **LT 1-3 BLK C PL 43; SOUTH FRONTENAC**

Directions: **Westport Road west of Westport to Fermoy**



**Virtual Tour**

WF (ft): WF Exp:

WF Features:

Shoreline:

Ext Finish: **Vinyl Siding**  
 Roof: **Metal**  
 Foundation **Stone, Wood**

Water	Sewer	Amps
<b>Drilled Well</b>	<b>Septic</b>	<b>100</b>

Basement	Basement Finish
<b>Crawl, Full Basement</b>	<b>Unfinished</b>
Heating Fuel	Heating Type
<b>Propane Gas</b>	<b>Forced Air</b>
FP:	HW Heat: <b>Electric</b>

Driveway: **Double**  
 D/W Details: **Gravel**  
 Prkg Spaces: **4**

Garage Features:  
**Carport**

Int Features: **Dining Room - Separate, Main Flr Laundry, Main Flr Master Bdrm**

Ext Features: **Deck, Patio, Satellite Dish, Storage Shed**

Services: **Garbage Pickup, High Speed Internet, Hydro, Telephone, Cell Service, Recycling Pickup**

Site Infl: **Cleared, Level, Scenic View**

Prkg Spc #	# of Prkg	Ownership	Locker #	Condo Fee:	Assessment ? :
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Condo Fees Incl: Condo Elements:

**Chattels Included** 2 steel work benches, cabinets upstairs

Carbon Monoxide Detector, Ceiling Fan(s), Dryer, Light Fixture(s), Refrigerator, Satellite Dish, Smoke Detector, Storage Shed, Stove, Washer, Window Air Cond, Window Coverings

**Fixtures Excluded** weather station

**Public Remarks** Situated on top of the hill at Fermoy, just west of Wolfe Lake along Westport Road sits this charming and classic, older home. The home is currently set up with a main floor master bedroom and two additional bedrooms on the second level. The main floor features a full bathroom, completely renovated kitchen and large living room with patio doors that lead to a deck and patio. The property is nicely situated within walking distance to Wolfe Lake and the public boat ramp. The yard is beautiful with landscaped gardens and flowers throughout. Located within easy commuting distance to the beautiful village of Westport where you'll find all amenities that you require for rural living.

ROOM	LEVEL	SIZE	FLOORING	ROOM	LEVEL	SIZE	FLOORING	ROOM	LEVEL	SIZE	FLOORING
<b>KITCH</b>	MFLR	8'8 x 14'8	Vinyl/Linoleum	<b>LIVRM</b>	MFLR	15'11 x 14'4	Vinyl/Linoleum				
<b>MBDRM</b>	MFLR	11'5 x 20'5	Laminate	<b>LAUND</b>	MFLR	10'1 x 6'4	Vinyl/Linoleum				
<b>PNTRY</b>	MFLR	3' x 5'6	Vinyl/Linoleum	<b>FOYER</b>	MFLR	10'8 x 3'10	Vinyl/Linoleum				
<b>4PCB</b>	MFLR	5'3 x 9'1	Vinyl/Linoleum	<b>BDRM</b>	2LVL	10'1 x 12'7	Vinyl/Linoleum				
<b>DINRM</b>	MFLR	11'2 x 7'4	Vinyl/Linoleum	<b>BDRM</b>	2LVL	18'7 x 12'2	Carpet				

Listing Office 1: **ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE** Listing Office



Compliments of: **TAMMY GURR**  
Broker

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