

FOR SALE DOM: 2

8 Lakeview ST

Residential | Detached | Freehold

List Date: 4/5/2019

Westport K0G 1X0

\$469,000 (LP)

Sold Date:

K19001926

(SP)



Bungalow

BEDS UP	BEDS DOWN	BATHS FULL	BATHS HALF	APPROX Sq.Ft.	AGE Yrs
4	1	2	1		

Age Range: **Unknown** Garage: **No**
 SqFt Range: **Waterfront Yes**
 Lot Size: **50.00** x **313.6**
 Property Size: **0.0 - 0.49 Acres** **0.30**

District: **Out of Area**
 Sub-District: **01 - Rideau-St. Lawrence**
 Zoning: **Res**
 PIN: **441030127**
 Taxes: **\$5,616.20 (2018)**
 Possession: **TBD**
 Access: **Municipal Road**
 Rentals: **Propane Tank**

Legal Desc: **PT BLK D PL 169 PT 7 28R270; S/T LR69343; WESTPORT**

Directions: **County Road 42 to Westport. Turn on Lakeview Street.**

Upper Rideau Lake

WF (ft): **50.00** WF Exp:

WF Features: **Dock**
Shoreline: **Mixed, Soft**

Ext Finish: **Vinyl Siding**
 Roof: **Asphalt Shingle**
 Foundati... **Block, Walkout**

Basement: **Crawl, Partial** Basement Finish: **Fully Finished**

Driveway: **Double**
 D/W Details: **Gravel**

Water	Sewer	Amps
Municipal Water	Sewer	

Heating Fuel: **Electric, Propane Gas, Wood** Heating Type: **Baseboard, Ductless, Fireplace, Heat Pump, Stove**

Prkg Spaces:
Garage Features:

FP: **Propane** HW Heat: **Electric**

Int Features: **Ceilings-greater than 8', Ensuite, Rec Room, Wall Mount-AC**

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

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

Site Infl: **Gradual Slope, Scenic View, Sloping Terrace, Water View**

Prkg Spc #	# of Prk...	Ownership	Locker #	Condo Fee:	Assessment ? :

Condo Fees Incl: Condo Elements:

Chattels Included

Dishwasher, Dock, Light Fixture(s), Refrigerator, Stove, Window Coverings

Fixtures Excluded Personal items

Public Remarks One of the best Easterly views of Upper Rideau Lake! This nicely decorated 4+1 bedroom, 3 bathroom home has been renovated recently to a high level of finish and is conveniently located in the quaint village of Westport. Updates include a two head ductless A/C and heat pump have just been installed along with a newly shingled roof. The beautiful kitchen opens to a spacious living/dining area boasting vaulted ceilings, hardwood floors, a propane fireplace ,a wood stove and an abundance of natural light from the large lakeside windows. From this level you can access the large deck through two patio doors with amazing views over the yard and the lake. The lower level has a large recreation room with a second propane fireplace, a 5th bedroom, a laundry area and a 4 pc bathroom. The rear portion of the home sits on a 4-5' crawl space with concrete floor and is ideal for storage and utility. From the walk-out basement, take a stroll through the beautifully landscaped yard, down a few steps to the dock and enjoy your serene Rideau System waterfront. Endless days of boating at your fingertips!

ROOM	LEVEL	SIZE	FLOORING	ROOM	LEVEL	SIZE	FLOORING	ROOM	LEVEL	SIZE	FLOORING
LIVRM	MFLR	20' x 19'8		BDRM	MFLR	9'5 x 10'4		4PCB	BLVL		
DINRM	MFLR	11' x 21'5		BDRM	MFLR	9'5 x 10'2		RECRM	BLVL	20'8 x 15'10	
KITCH	MFLR	12' x 13'		BDRM	MFLR	11'3 x 10'10		FOYER	MFLR	6' x 11'2	
MBDRM	MFLR	10' x 11'10		BDRM	BLVL	12'4 x 9'8		LAUND	BLVL	5' x 9'	
2PCE	MFLR			3PCB	MFLR						

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



Compliments of: **TAMMY GURR**
Broker

E-mail: tammygurr@rideau.net
Website: <http://www.gurreathomes.com>

Company Name: **ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE - MAIN: +1 613-273-9595**



The information contained on this listing form is from sources believed to be reliable. However, it may be incorrect. This information should not be relied upon by a buyer without personal verification. The brokers and agents and members of the Kingston and Area Real Estate Association, assumes no responsibility for its accuracy.