

FOR SALE DOM: 0

532 10th Concession RD # 7-3

Recreational | Townhouse | Fractional

List Date: 2/4/2021

Rideau Lakes K0G 1X0

\$35,000 (LP)

Sold Date:

K21000445

(SP)



2 Storey

BEDS UP	BEDS DOWN	BATHS FULL	BATHS HALF	APPROX Sq.Ft.	AGE Yrs
2	0	2	1		12

Age Range: 11-20 Years
 SqFt Range:
 Lot Size: 335.00 x
 Property Size: 3.0 - 9.99 Acres

Garage No
 Waterfront Yes

District: **Out of Area**
 Sub-District: **01 - Rideau-St. Lawrence**
 Zoning: **Time Share**
 PIN: **442600122**
 Taxes: **\$0.00 (2020)**
 Possession:
 Access: **Municipal Road**
 Rentals: **None**

Legal Desc: PT LT 16 CON 10 NORTH CROSBY PT 1 TO 8 28R12774; S/T & T/W LR385534; S/T LR388485; RIDEAU LAKES



Virtual Tour

Virtual Tour 2

Virtual Tour 3

Wolfe Lake

WF (ft): 335.00 WF Exp: North

WF Features: **Beach, Dock**

Shoreline: **Mixed, Sandy, Clean**

Ext Finish: **Stone**
 Roof: **Asphalt Shingle**
 Foundation **ICF**

Water	Sewer	Amps
Drilled Well, UV System	Septic	200

Basement Full Basement	Basement Finish Unfinished
Heating Fuel Propane Gas	Heating Type Fireplace, Forced Air
FP: Propane	HW Heat: Electric

Driveway:
 D/W Details: **Gravel**
 Prkg Spaces: **1**

Garage Features:

Int Features: **Built-In Appliances, Central Air, Ensuite, HRV System, Laundry-2nd Floor, Main Flr Family Rm, Walk-in Closet**

Ext Features: **Balcony, BBQ Gas Hookup, Exterior Lighting, Fire Pit, Patio, Satellite Dish, Sprinkler System**

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

Site Infr: **Golf Course, Level, Scenic View, Water View**

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

Chattels Included All furnishings and chattels remain in villa.

Carbon Monoxide Detector, Ceiling Fan(s), Dishwasher, Dryer, Light Fixture(s), Microwave, Refrigerator, Satellite Dish, Smoke Detector

Fixtures Excluded None

Public Remarks Welcome to Wolfe Springs Resort! Enjoy fractional ownership at this 4-season vacation property with the use of all the resort amenities and enjoyment of beautiful Wolfe Lake near Westport, Ontario. This two-storey, end unit villa features 2 bedrooms, 3 bathrooms, large kitchen with granite countertops, stainless steel appliances, sunken living room with propane fireplace and views of the fairway. The master bedroom on the upper level is expansive and features a soaker tub and ensuite bath. The villa comes fully furnished and stocked with all you need to enjoy your 5 weeks at the lake including a washer and dryer tucked away in a hallway closet on the upper level. Make use of all that the resort has to offer such as the recreation room, theatre room, boat house, canoes, kayaks, paddle boats, bicycles, shared golf carts and barbecue and fire pit area. The waterfront is perfect for swimming or boating with a sandy beach and dock available. Villa 7-3 offers the summer week starting at the end of the second week of July every year.

ROOM	LEVEL	SIZE	FLOORING	ROOM	LEVEL	SIZE	FLOORING	ROOM	LEVEL	SIZE	FLOORING
LIVRM	MFLR	12'3 x 18'6	Engineered	BDRM	2LVL	12'5 x 12'2	Carpet				
KITCH	MFLR	18'7 x 18'2	Ceramic	4PCB	2LVL		Ceramic				
DEN	MFLR	14'4 x 9'	Engineered	2PCB	2LVL		Ceramic				
2PCB	MFLR		Ceramic								
MBDRM	2LVL	18'4 x 17'0	Carpet								

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



Compliments of: **TAMMY GURR**
Broker

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