



**532 10th Concession Rd 12-4** **List: \$59,800 For: Sale**  
**Rideau Lakes** Ontario K0G 1X0  
 Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville  
**SPIS:** N **Taxes:** \$0/2025 **DOM:** 0

Co-Ownership Apt Bungalow **Rms:** 6  
**Corp#:** N/A / 0 **#Shares%:** 1 **Bedrooms:** 2  
**Unit#:** 12-4 **Locker#:** **Washrooms:** 2  
**Locker Lev Unit:** 2x4xMain  
 Main Floor  
**Locker Unit#:**  
**Level:** 2

**Zoning:** A-RW  
**Prop Mgmt:** Wolfe Springs Resort Owner's Association  
**Dir/Cross St:** Bedford Road and 10th Concession Road  
**Directions:** West of Westport on Bedford Road to 10th Concession Road

**MLS#:** X12324529 **Possession Remarks:** TBD  
**Status Cert:** N **Bldg Name:** **PIN#:** 442600122  
**Fractional Ownership:** Y

<p><b>Kitchens:</b> 1  <b>Fam Rm:</b> N  <b>Basement:</b> None  <b>Fireplace/Stv:</b> Y  <b>Heat:</b> Forced Air / Propane  <b>Apx Age:</b> 11-15  <b>Apx Sqft:</b> 1800-1999  <b>Lot Shape:</b> Irregular  <b>Lot Size Source:</b> GeoWarehouse  <b>Roof:</b> Fibreglass Shingle  <b>Foundation:</b> Insulated Concrete Form  <b>Sqft Source:</b> Wolfe Springs Resort Documents  <b>Exposure:</b> Nw  <b>Assessment:</b>  <b>Spec Desig:</b> Unknown  <b>Survey Type:</b> None  <b>Phys Hdp-Eqp:</b></p>	<p><b>Pets Perm:</b> N  <b>Locker:</b> Owned  <b>Maint:</b> \$4,421  <b>A/C:</b> Central Air  <b>Central Vac:</b> N  <b>UFFI:</b>  <b>Elev/Lift:</b> Y <b>Retirement:</b>  <b>Accessibility:</b> Elevator, Wheelchair Access  <b>Feat:</b>  <b>Under Contract:</b> None  <b>HST Applicable to:</b> Not Subject to HST  <b>Sale Price:</b>  <b>Taxes Incl:</b> Y <b>Water Incl:</b> Y  <b>Heat Incl:</b> Y <b>Hydro Incl:</b> Y  <b>Cable TV Incl:</b> <b>CAC Incl:</b>  <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y  <b>Com Elem Incl:</b> Y  <b>Cert Level:</b>  <b>Energy Cert:</b>  <b>GreenPIS:</b></p>	<p><b>Balcony:</b> Open  <b>Ens Lndry:</b> Y  <b>Lndy Lev:</b>  <b>Exterior:</b> Board/Batten / Stone  <b>Gar/Gar Spcs:</b> None / 0  <b>Park/Drive:</b> None  <b>Drive:</b> None  <b>Park Type:</b> Common  <b>Park/Drv Spcs:</b> 2  <b>Tot Prk Spcs:</b> 2  <b>Park \$/Mo:</b>  <b>Prk Lvl/Unit:</b>  <b>Bldg Amen:</b> Media Room, Party/Meeting Room, Recreation Room, Communal Waterfront Area, Shared Beach, Shared Dock  <b>Prop Feat:</b> Beach, Ensuite Laundry, Fireplace/Stove, Golf, Grnbelt/Conserv, Lake/Pond, Level, Park, Waterfront  <b>Exterior Feat:</b> Backs On Green Belt, Built-In-BBQ, Deck, Fishing, Landscape Lighting, Landscaped, Patio, Recreational Area  <b>Interior Feat:</b> Air Exchanger, Bar Fridge, On Demand Water Heater, Water Heater Owned, Water Treatment  <b>Security Feat:</b> Carbon Monoxide Detectors, Smoke Detector</p>
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**Water Body Name:** Wolfe Lake **Shoreline:** Clean, Shallow, Rocky  
**Water Body Type:** Lake **Shoreline Allowance:** None  
**Water Frontage (M):** 102 **Shoreline Exp:** Nw  
**Topography:** Level, Wooded/Treed **Alternative Power:** None  
**Water Features:** Beach Front, Dock **Easements/Restrict:** Unknown  
**Access to Property:** **Rural Services:**  
 Municipal Road, Private Road, Year Round Municipal Road Cable Available, Cell Services, Electricity Connected, Garbage Pickup, Internet High Speed, Recycling Pickup, Telephone Available  
**Docking Type:** Private **Waterfront Accessory Bldgs:** Not Applicable  
**Water View:** Direct  
**WaterfrontYN:** Y  
**Waterfront:** Direct

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	12.14	x 18.37	
2	Kitchen	Main	18.57	x 18.14	
3	Prim Bdrm	2nd	16.99	x 18.31	
4	Br	2nd	12.14	x 12.4	
5	Bathroom	Main	17.26	x 18.93	4 Pc Bath
6	Bathroom	Main	7.97	x 9.94	4 Pc Bath

**Client Remks:**

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 Hillcrest bungalow villa backs onto the fairway and features 2 bedrooms, 3 bathrooms, large kitchen with granite countertops, stainless steel appliances and a spacious living room with a propane fireplace. The master bedroom 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. Make use of 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. This unit has interval 4 as the fixed summer week of mid July each year.

**Inclusions:** Built-in microwave, Dishwasher, Dryer, Refrigerator, Satellite Dish, Stove, Washer, Window Coverings

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**Listing Contracted With:** ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE 613-273-9595