



**532 10th Concession Rd 12-4** **List: \$52,900 For: Sale**  
**Rideau Lakes** Ontario K0G 1X0  
 Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville  
**SPIS: N** **Taxes: \$0/2025** **DOM: 177**

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

<b>Kitchens:</b> 1	<b>Pets Perm:</b> No	<b>Balcony:</b> Open
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$368	<b>Lndy Lev:</b>
<b>Fireplace/Stv:</b> Y	<b>A/C:</b> Central Air	<b>Exterior:</b> Board/Batten / Stone
<b>Heat:</b> Forced Air / Propane	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> None / 0
<b>Apx Age:</b> 11-15	<b>UFFI:</b>	<b>Park/Drive:</b> None
<b>Apx Sqft:</b> 1800-1999	<b>Elev/Lift:</b> Y <b>Retirement:</b>	<b>Drive:</b> None
<b>Lot Shape:</b> Irregular	<b>Accessibility:</b> Elevator,Wheelchair Access	<b>Park Type:</b> Common
<b>Lot Size Source:</b> GeoWarehouse	<b>Feat:</b>	<b>Park/Drv Spcs:</b> 2
<b>Roof:</b> Fibreglass Shingle	<b>Under Contract:</b> None	<b>Tot Prk Spcs:</b> 2
<b>Foundation:</b> Insulated Concrete Form	<b>HST Applicable to:</b> Not Subject to HST	<b>Park \$/Mo:</b>
<b>Sqft Source:</b>	<b>Sale Price:</b>	<b>Prk Lvl/Unit:</b>
Wolfe Springs Resort Documents	<b>Taxes Incl:</b> Y <b>Water Incl:</b> Y	<b>Bldg Amen:</b>
<b>Exposure:</b> Nw	<b>Heat Incl:</b> Y <b>Hydro Incl:</b> Y	Media Room, Party/Meeting Room, Recreation
<b>Assessment:</b>	<b>Cable TV Incl:</b> CAC Incl:	Room, Communal Waterfront Area, Shared
<b>Spec Desig:</b> Unknown	<b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b>	Beach, Shared Dock
<b>Survey Type:</b> None	<b>Com Elem Incl:</b> Y	<b>Prop Feat:</b> Beach, Ensuite Laundry, Fireplace/Stove, Golf, Grnbelt/Conserv, Lake/Pond, Level, Park, Waterfront
<b>Phys Hdp-Eqp:</b>	<b>Cert Level:</b>	<b>Exterior Feat:</b> Backs On Green Belt, Built-In-BBQ, Deck, Fishing, Landscape Lighting, Landscaped, Patio, Recreational Area
	<b>Energy Cert:</b>	<b>Interior Feat:</b> Air Exchanger, Bar Fridge, On Demand Water Heater, Water Heater Owned, Water Treatment
	<b>GreenPIS:</b>	<b>Security Feat:</b> Carbon Monoxide Detectors, Smoke Detector

**Water Body Name:** Wolfe Lake

**Water Body Type:** Lake

**Water Frontage (M):** 102

**Topography:** Level, Wooded/Treed

**Water Features:** Beach Front, Dock

**Access to Property:** Municipal Road, Private Road, Year Round

Municipal Road

**Docking Type:** Private

**Water View:** Direct

**WaterfrontYN:** Y

**Waterfront:** Direct

**Shoreline:** Clean, Shallow, Rocky

**Shoreline Allowance:** None

**Shoreline Exp:** NW

**Alternative Power:** None

**Easements/Restrict:** Unknown

**Rural Services:** Cable Available, Cell Services, Electricity Connected, Garbage Pickup, Internet High Speed, Recycling

Pickup, Telephone Available

**Waterfront Accessory Bldgs:** Not Applicable

#	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 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 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

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

TAMMY GURR, Broker 613-583-0616

HEATH GURR, Salesperson 613-985-2414 ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE