



532 10th Concession Rd 12-6 Rideau Lakes Ontario K0G 1X0 Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville SPIS: N Taxes: \$0/2025			List: \$59,000 For: Sale
Co-Ownership Apt Corp#: N/A / 0 Unit#: 12-6			Rms: 6
Bungalow	#Shares%: 1	Bedrooms: 2	Locker#:
			Washrooms: 2
		Locker Lev Unit:	2x4xMain
		Basement	
		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#: X12324518 **Possession Remarks:** TBD

Status Cert: N **Bldg Name:**

PIN#: 442600122

Fractional Ownership: Y

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

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: Municipal Road, Private Road, Year Round

Rural Services: Cable Available, Cell Services, Electricity

Municipal Road

Connected, Garbage Pickup, Internet High Speed, Recycling

Docking Type: Private

Pickup, Telephone Available

Water View: Direct

Waterfront Accessory Bldgs: Not Applicable

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	Main	16.99	x 18.31	
4	Bathroom	Main	17.26	x 18.93	4 Pc Bath
5	Br	Main	12.14	x 12.4	
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 6 as the fixed summer week at the end of July each year

Inclusions: Built-in microwave, dishwasher, dryer, refrigerator, satellite dish, stove, washer, dryer, window coverings

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

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