

	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 DOM: 177		List: \$59,000 For: Sale																																										
	Co-Ownership Apt Corp#: N/A / 0 Unit#: 12-6		Bungalow #Shares%: 1 Locker#: 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 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Propane Apx Age: 11-15 Apx Sqft: 1800-1999 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Fibreglass Shingle Foundation: Insulated Concrete Form Sqft Source: Wolfe Springs Resort Doscuments Exposure: Nw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdp-Eqp:		Pets Perm: No Locker: None Maint: \$368 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: Accessibility: None Feat: HST Applicable to: Not Subject to HST Sale Price: Taxes Incl: Y Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Com Elem Incl: Y Cert Level: Energy Cert: GreenPIS:																																											
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		Balcony: Open Ens Lndry: Y Lndy Lev: Upper Exterior: Board/Batten / Stone Gar/Gar Spcs: None / 0 Park/Drive: None Drive: None Park Type: Common Park/Drv Spcs: 2 Tot Prk Spcs: 2 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Media Room, Party/Meeting Room, Recreation Room, Communal Waterfront Area, Shared Beach, Shared Dock Prop Feat: Beach, Ensuite Laundry, Fireplace/Stove, Golf, Grnbelt/Conserv, Lake/Pond, Level, Park, Waterfront Exterior Feat: Backs On Green Belt, Built-In-BBQ, Deck, Fishing, Landscape Lighting, Landscaped, Patio, Recreational Area Interior Feat: Air Exchanger, Bar Fridge, On Demand Water Heater, Water Heater Owned, Water Treatment Security Feat: Carbon Monoxide Detectors, Smoke Detector																																											
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																																													
<table><tr><th>#</th><th>Room</th><th>Level</th><th>Length (ft)</th><th>Width (ft)</th><th>Description</th></tr><tr><td>1</td><td>Living</td><td>Main</td><td>12.14</td><td>x 18.37</td><td></td></tr><tr><td>2</td><td>Kitchen</td><td>Main</td><td>18.57</td><td>x 18.14</td><td></td></tr><tr><td>3</td><td>Prim Bdrm</td><td>Main</td><td>16.99</td><td>x 18.31</td><td></td></tr><tr><td>4</td><td>Bathroom</td><td>Main</td><td>17.26</td><td>x 18.93</td><td>4 Pc Bath</td></tr><tr><td>5</td><td>Br</td><td>Main</td><td>12.14</td><td>x 12.4</td><td></td></tr><tr><td>6</td><td>Bathroom</td><td>Main</td><td>7.97</td><td>x 9.94</td><td>4 Pc Bath</td></tr></table>				#	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
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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 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
TAMMY GURR, Broker 613-583-0616
HEATH GURR, Salesperson 613-985-2414 ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE