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|---|---|---------------------------------|
| <b>532 10th Concession Road 2-5</b>   |   | <b>List: \$62,900 For: Sale</b> |
| <b>Rideau Lakes</b> Ontario K0G 1X0   |   |                                 |
| Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville      |   |                                 |
| <b>SPIS:</b> N  | <b>Taxes:</b> \$0/2025                    | <b>DOM:</b> 62                  |
| Co-Ownership Apt  | 2-Storey                                  | <b>Rms:</b> 8                   |
| <b>Corp#:</b> N/A / 0   | <b>#Shares%:</b> 1                        | <b>Bedrooms:</b> 2              |
| <b>Unit#:</b> 2-5   | <b>Locker#:</b>                           | <b>Washrooms:</b> 3             |
|   | <b>Locker Lev Unit:</b> 2x4x2nd, 1x2xMain |                                 |
|   | Basement                                  |                                 |
|   | <b>Locker Unit#:</b>                      |                                 |
|   | <b>Level:</b> N/A                         |                                 |
| <b>Zoning:</b> A-RW   |   |                                 |
| <b>Prop Mgmt:</b> Wolfe Springs Resort Owner's Association                  |   |                                 |
| <b>Dir/Cross St:</b> Bedford Road and 10th Concession Road                  |   |                                 |
| <b>Directions:</b> West of Westport on Bedford Road to 10th Concession Road |   |                                 |

|                                |                                |                        |
|--------------------------------|--------------------------------|------------------------|
| <b>MLS#:</b> X12196405         | <b>Possession Remarks:</b> TBD |                        |
| <b>Status Cert:</b> N          | <b>Bldg Name:</b>              | <b>PIN#:</b> 442600122 |
| <b>Fractional Ownership:</b> Y |                                |                        |

|  |  |  |
|--|--|--|
| <b>Kitchens:</b> 1                         | <b>Pets Perm:</b> N                          | <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> \$4,421                        | <b>Lndy Lev:</b> Upper                         |
| <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>                            | <b>UFFI:</b>                                 | <b>Park/Drive:</b> None                        |
| <b>Apx Sqft:</b> 1800-1999                 | <b>Elev/Lift:</b>                            | <b>Drive:</b> None                             |
| <b>Lot Shape:</b> Irregular                | <b>Accessibility:</b> None                   | <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> Plans                  | <b>Sale Price:</b>                           | <b>Prk Lvl/Unit:</b>                           |
| <b>Exposure:</b> Nw                        | <b>Taxes Incl:</b> Y <b>Water Incl:</b> Y    | <b>Bldg Amen:</b>                              |
| <b>Assessment:</b> 2024                    | <b>Heat Incl:</b> Y <b>Hydro Incl:</b> Y     | Media Room, Party/Meeting Room, Recreation     |
| <b>Spec Desig:</b> Unknown                 | <b>Cable TV Incl:</b> <b>CAC Incl:</b>       | Room, Shared Beach, Shared Dock                |
| <b>Survey Type:</b> None                   | <b>Bldg Ins Incl:</b> <b>Prkg Incl:</b>      | <b>Prop Feat:</b>                              |
| <b>Phys Hdp-Eqp:</b>                       | <b>Com Elem Incl:</b>                        | Beach, Ensuite Laundry, Fireplace/Stove, Golf, |
|  | <b>Cert Level:</b>                           | Grnbelt/Conserv, Lake/Pond, Level, Park,       |
|  | <b>Energy Cert:</b>                          | Waterfront                                     |
|  | <b>GreenPIS:</b>                             | <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       |

|   |   |
|---|---|
| <b>Water Body Name:</b> Wolfe Lake                    | <b>Shoreline:</b> Clean,Shallow,Rocky                           |
| <b>Water Body Type:</b> Lake                          | <b>Shoreline Allowance:</b> None                                |
| <b>Water Frontage (M):</b> 102                        | <b>Shoreline Exp:</b> Nw  |
| <b>Topography:</b> Level,Wooded/Treed                 | <b>Alternative Power:</b> None                                  |
| <b>Water Features:</b> Beach Front,Dock               | <b>Easements/Restrict:</b> Unknown                              |
| <b>Access to Property:</b>                            | <b>Rural Services:</b>  |
| Municipal Road,Private Road,Year Round Municipal Road | Cable Available,Cell Services,Electricity Connected,Garbage     |
| <b>Docking Type:</b> Private                          | Pickup,Internet High Speed,Recycling Pickup,Telephone Available |
| <b>Water View:</b> Direct                             | <b>Waterfront Accessory Bldgs:</b> Not Applicable               |
| <b>WaterfrontYN:</b> Y                                |   |
| <b>Waterfront:</b> Direct                             |   |

| # | Room     | Level | Length (ft) | Width (ft) | Description  |
|---|----------|-------|-------------|------------|--------------|
| 1 | Living   | Main  | 12.24       | x 18.47    |              |
| 2 | Kitchen  | Main  | 18.57       | x 18.14    |              |
| 3 | Bathroom | 2nd   | 7.87        | x 3.28     | 4 Pc Ensuite |
| 4 | Bathroom | Main  | 7.87        | x 2.95     | 2 Pc Bath    |
| 5 | Br       | 2nd   | 12.14       | x 12.4     |              |
| 6 | Br       | 2nd   | 16.99       | x 18.31    |              |
| 7 | Bathroom | 2nd   | 7.97        | x 2.99     | 4 Pc Bath    |
| 8 | Den      | 2nd   | 14.3        | x 8.99     |              |

**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 two-storey, waterview villa features 2 bedrooms, 3 bathrooms, large kitchen with granite countertops, stainless steel appliances, sunken living room with propane fireplace and beautiful views of Wolfe Lake. 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 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 the desirable interval 5 as the fixed summer week of mid July each year.

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

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