



**352 10th Concession Rd 8-2**  
**Rideau Lakes Ontario K0G 1X0**  
Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville  
**SPIS:** N **Taxes:** \$0/2024 **DOM:** 399  
**List: \$54,900 For: Sale**  
**Att/Row/Twnhouse** **Front On:** S **Rms:** 8  
**Link:** **Acre:** 2-4.99 **Bedrooms:** 2  
**Other:** **Washrooms:** 3  
2x4x2nd, 1x2xMain  
**Lot:** 335 x 226 Feet Irreg:  
**Dir/Cross St:** Bedford Road

**MLS#:** X9008461 **PIN#:** 442600122  
**Fractional Ownership:** Y  
**Possession Remarks:** TBD

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Full <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Propane <b>A/C:</b> None <b>Central Vac:</b> N <b>Apx Age:</b> 6-15 <b>Apx Sqft:</b> 1500-2000 <b>Roof:</b> Fibreglass Shingle <b>Foundation:</b> Insulated Concrete Form <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Board/Batten / Stone <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> Other <b>Drive:</b> Other <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Beach, Family Room, Fireplace/Stove, Golf, Grnbelt/Conserv, Lake Access, Lake/Pond, Level, Waterfront <b>Interior Feat:</b> Air Exchanger, Bar Fridge, On Demand Water Heater, Water Heater Owned, Water Treatment	<b>Zoning:</b> <b>Cable TV:</b> N <b>Hydro:</b> Y <b>Gas:</b> N <b>Phone:</b> A <b>Water:</b> Well <b>Water Supply:</b> Drilled Well <b>Sewer:</b> Sewers <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> Indirect <b>Retirement:</b> <b>HST Applicable to:</b> No <b>Sale Price:</b> <b>Oth Struct:</b>
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**Water Body Name:** Wolfe Lake  
**Water Body Type:** Lake  
**Water Frontage (M):** 102.1  
**Water Features:** Dock  
**Access to Property:** Private Road, Year Round Municipal Road  
**Docking Type:** Private  
**Water View:** Direct  
**WaterfrontYN:** Y  
**Waterfront:** Indirect  
**Shoreline:** Clean, Sandy  
**Shoreline Allowance:** Not Ownd  
**Shoreline Exp:** S  
**Alternative Power:** Unknown  
**Easements/Restrict:** Unknown  
**Waterfront Accessory Bldgs:** Not Applicable

#	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	2.99	x 7.97	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, middle unit villa features 2 bedrooms, 3 bathrooms, large kitchen with granite countertops, stainless steel appliances, sunken living room with propane fireplace and views of the fairway. 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 villa has the first week in July as a fixed summer week.

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