



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

MLS#: X12602032		Possession Remarks: TBD		Status Cert: N		Bldg Name:		PIN#: 442600122	
Kitchens:	1	Pets Perm:	No	Balcony:	Open				
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y				
Basement:	None	Maint:	\$4,421	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:		UFFI:		Park/Drive:	None				
Apx Sqft:	1800-1999	Elev/Lift:		Drive:	None				
Lot Shape:	Irregular	Retirement:		Park Type:	Common				
Lot Size Source:	GeoWarehouse	Accessibility:	None	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:	Plans	Sale Price:		Prk Lvl/Unit:					
Exposure:	Nw	Taxes Incl:	Y	Water Incl:	Y				
Assessment:		Heat Incl:	Y	Hydro Incl:	Y				
Spec Desig:	Unknown	Cable TV Incl:		CAC Incl:					
Survey Type:	None	Bldg Ins Incl:		Prkg Incl:					
Phys Hdp-Eqp:		Com Elem Incl:							
		Cert Level:							
		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 Municipal Road	Rural Services: Cable Available, Cell Services, Electricity Connected, Garbage Pickup, Internet High Speed, Recycling Pickup, Telephone Available
Docking Type: Private	Waterfront Accessory Bldgs: Not Applicable
Water View: Direct	
WaterfrontYN: Y	
Waterfront: 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, theater 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 }}
Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE 613-273-9595