

# Wolfe Springs Villa!



532 10th Concession Road Unit #8-2, Westport, ON

- # 40614350
- \$ \$59,000
- 🛏️ 2 Bedrooms
- 🚿 3 Bathrooms
- 📏 3.83 Acres
- 🌊 Wolfe Lake

## 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.

*Your Total Real Estate Package!*

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



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(or Wolfe Springs Villa Unit #8-2)  
Westport, ON**

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## Features

- 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 barbeque 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.

## Directions

- West of Westport on Bedford Road to 10th Concession Road. Turn right (North) and follow signs.

## 2024 Weeks:

- Winter: Jan 12-19/24
- Spring: June 7-14/24
- Summer: June 28-July 5/24 (fixed interval #2)
- Fall: November 1-8/24
- Additional: November 8-15/24

## Lakeview Villas



**Lakeview Villas** ~ A total of 6 Villas comprise the Lakeview Residence, 4 middle villas are available for purchase at auction. These are two storey, 1,900+ sq. ft. two bed, 2.5 bath Villas and accommodate 8 overnight guests. A prime location taking the best advantage of the waterfront view. Enjoy the breath-taking sunsets from your patio all year round.

## Fairway Villas



**Fairway Villas** ~ A total of 4 Villas comprise the Fairway residence, all are available at auction. These two storey, 1,900+ sq. ft. 2 bed, 2.5 bath Villas accommodate 8 overnight guests, overlook the Evergreen Golf Course and have unrestricted access to the waterfront.



## Hillcrest Villas



**Hillcrest Villas** ~ A total of 4 Villas comprise the Hillcrest residence, two of the North East Villas are available at auction. These are single level, 1,900+ sq. ft. 2 bed, 2 bath residences and can accommodate 8 overnight guests. Villa 12 offers a rear patio walk-out, Villa 14 offers a rear deck, both overlook the Evergreen Golf Course and have unrestricted access to the waterfront.

# SITEMAP



## Google Maps



Scan the QR Code or Visit:

<https://maps.app.goo.gl/J6j7V3NqFVGjvnoS6>

# CONSTRUCTION FEATURES 1/2



## Lasting Value

Over time, Amvic ICF homes become stronger, sturdier and require much less repair and maintenance than conventionally built homes. As a result, they retain their value for a longer period of time. Amvic ICF homes are built to last and get stronger every day.

## Comfort

### **Sound Barrier**

Insulated concrete forms provide exceptional sound attenuation. While a wood framed house has a sound transmission class (STC) rating of 36-38, an Amvic ICFs home has an STC rating of 50+ which corresponds to a reduction in over two thirds of transmitted noise. With Amvic ICF, you will always enjoy peace and quiet in your home.

### **Superior Insulation**

Amvic ICF system replaces commonly used fiberglass insulation with expanded polystyrene (EPS). Traditional fiberglass insulation is a network of intertwined fibres which allows air to move through the gaps in the insulation. Amvic ICFs on the other hand consist of closed plastic cells that together with concrete walls prevent air movement creating an airtight seal around the entire perimeter of a building. Amvic ICF is the premium insulation choice for your long-term comfort.

### **High Indoor Air Quality**

The use of EPS insulation in Amvic ICF eliminates all air borne glass fibres and insulation settlement caused by fiberglass insulation. Also, the impermeable walls prevent the entry of dust, pollens and pollution. Amvic ICF homes provide the highest indoor air quality and qualify for Enviro-home status in Canada (the highest possible air quality rating given to an occupied shelter).

### **Superior Structure**

Unlike conventional homes where walls and floors loosen and shift over time creating warps and creaks, an Amvic ICF home will remain straight and quiet and make your home more comfortable.

## Sustainability

### **Fire Resistant**

Amvic ICFs are manufactured using only approved raw material bead with flame-retardant agents and have a 3+ hour fire rating. Consequently, Amvic ICF homes provide much greater fire resistance than traditional "stick built" homes, making your home safe for you and your family.

(cont'd on next page)



# CONSTRUCTION FEATURES 2/2

## Wind and Storm Resistant

Amvic ICFs are constructed with reinforced concrete, which tremendously increases strength and maximizes resistance to high winds and storms. In addition, drafts typically found where conventional floor joists rest on foundation walls, are considerably reduced due to the system's unique design.

## Mould Resistant

Traditional homes are constructed using organic materials such as wood, and are easily infiltrated by moisture which can result in the growth of mould and mildew. Amvic ICF homes virtually eliminate this problem since they are constructed using the highly effective combination of non organic materials, EPS and concrete.

## Insect Prevention

Since there is no food value for insects in the Amvic ICF system, the possibility of structural damage due to insects like termites is entirely eliminated. Also, insects cannot penetrate the concrete core of an Amvic ICF wall and therefore cannot enter your home.

## Environmentally Friendly

### Reduced Emissions

One of the major issues we are faced with today is global warming, which is negatively affecting the environment and weather patterns worldwide. Global warming is a direct result of harmful gas emissions into the earth's atmosphere. An Amvic ICF home reduces energy consumption on average by 30-50% monthly, which translates to an equivalent reduction in harmful emissions. Amvic products can generate as little as 1% construction thus, greatly reducing land filling which produces methane emissions. Furthermore, Amvic uses steam and cold water to produce ICFs. No CFC's, HCFC's, formaldehyde or any chemicals are used in Amvic's manufacturing process and no off-gassing is present.

### Saves Trees

Worldwide deforestation adds 1-2 billion metric tons of carbon to the atmosphere annually! In order to protect our atmosphere and ourselves, it is essential to reduce the number of trees we cut down. Every Amvic home saves several trees, which absorb carbon dioxide and give us oxygen. Do your part, build with Amvic ICF.

### Recycled Materials

Amvic ICF webs are manufactured using recycled polypropylene. This means that over 60% of the weight of an Amvic ICF block is comprised of recycled materials.



# FEATURES & AMENITIES



**Features** – The open concept floor plan of ALL Villas boasts the following;

- Approximately 1,900+ sq. ft.
- Hardwood floors in the living room and dining room
- Fully-equipped kitchen with custom wooden cabinetry
- Dishwasher, microwave, stove, side-by-side refrigerator, laundry
- Quarry tile floors in the kitchen, hallway and bathrooms
- 42 inch plasma TVs in living room and master bedroom
- Satellite TV and high speed wifi
- Gas fireplaces in living room and master bedroom
- King sized bed, walk-in closet and soaker tub in master bedroom
- Professionally decorated with premium furnishings
- Towels and bedding supplied
- Four season forced-air heating and cooling
- Energy efficient windows
- 5/8 inch drywall on ceilings
- Propane barbeque & wine fridge
- Porch, deck and master bedroom balcony
- Premium Amvic ICF construction

**On-Site Amenities** – Wolfe Springs Resort is set on 3.41 acres and offers 335 ft. of pristine waterfront with sand beach and boat docking. With every interval, you will get an undivided share of the entire property. The following amenities will be yours to use at no additional cost:

- Wolfe Springs Resort is pet free
- Welcome Centre with internet access and fitness equipment
- Golf carts, kayaks and canoes
- Bocce ball, horseshoes and croquet
- Outdoor fireplace and BBQ area
- Ice-skating rink on the lake
- Theatre room
- Games room
- Sand beach
- Snowshoes

As well, Evergreen Golf Course is located directly behind the resort. It is one of Eastern Ontario's finest 9-hole (par 36) golf courses and is open daily from mid-April to October. Be sure to take a golf cart to the fully-licensed clubhouse when you feel like taking a break from your gourmet kitchen.



#29 10th Concession Road, Westport, ON K0G 1X0

# MLS LISTING

532 10TH CONCESSION Road Unit #8-2, Westport, Ontario K0G 1X0

Listing

Client Full  
Active / Residential

[532 10TH CONCESSION Rd #8-2 Westport](#)

Listing ID: 40614350  
Price: \$59,000



## Leeds and Grenville/Westport/Westport

1 Storey/Apt/Apartment/Condo Unit

Water Body: **Wolfe Lake**  
Type of Water: **Lake**

	Beds	Baths	Kitch
Main		1	1
Second	2	2	

Beds (AG+BG): 2 (2 + 0)  
Baths (F+H): 3 (2 + 1)  
SF Fin Total: 1,600  
AG Fin SF Range: 1501 to 2000  
AG Fin SF: 1,600/Other  
DOM: 1  
Common Interest: Fractional  
Tax Amt/Yr: \$0.00/2023  
Condo Fee/Freq: \$4,306.00/Annual

### Remarks/Directions

Public Rmks: **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 barbeque 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.**

Directions: **West of Westport on Bedford Road to 10th Concession Road. Turn right (North) and follow signs.**

### Common Elements

Common Element/Condo Amenities: **BBQs Permitted, Club House, Communal Waterfront Area, Elevator, Exercise Room, Games Room, Media Room, Party Room, Playground, Satellite Dish, Visitor Parking**

Condo Fees: **\$4,306.00/Annually**

Condo Fees Incl: **Building Insurance, Building Maintenance, Central Air Conditioning, Common Elements, Decks, Doors, Ground Maintenance/Landscaping, Heat, High Speed Internet, Hydro, Parking, Property Management Fees, Roof, Snow Removal, Telephone, Utilities, Water, Water Heater, Windows**

Locker: **None**

Pets Allowed: **No**

Prop Mgmt Co: **Wolfe Springs Resort**

Balcony: **Open**

Condo Corp #: **0**

Condo Corp Yr End:

### Waterfront

Waterfront Type: **Indirect Waterfront**  
Waterfront Features: **Beach Front**  
Dock Type: **Private Docking**  
Shoreline: **Clean, Rocky, Sandy, Shallow**  
Shore Rd Allow: **Not Owned**  
Channel Name:

Water View: **Direct Water View**

Boat House:  
Frontage: **335.00**  
Exposure: **North, West**  
Island Y/N: **No**

### Exterior

Exterior Feat: **Backs on Greenbelt, Built-In BBQ, Deck(s), Fishing, Landscape Lighting, Landscaped, Patio(s), Recreational Area**

Construct. Material: **Board & Batten, Stone**

Shingles Replaced:

Year/Desc/Source: **//**

Property Access: **Municipal Road, Private Road, Year Round Road**

Other Structures: **Gazebo, Playground**

Garage & Parking: **Outside/Surface/Open, Visitor Parking//Gravel Driveway, Mutual/Shared Driveway**

Parking Spaces: **2**

Services: **High Speed Internet**

Water Source: **Drilled Well**

Lot Size Area/Units: **3.830/Acres**

Lot Front (Ft): **335.00**

Location: **Rural**

Area Influences: **Beach, Golf, Greenbelt/Conservation, Lake/Pond, Landscaped, Park, Playground Nearby, Quiet Area**

View: **Forest, Golf Course, Lake, Park/Greenbelt, Trees/Woods, Water**

Topography: **Level, Wooded/Treed**

Restrictions:

Foundation: **ICF**

Roof: **Fiberglass Shingle Attached**

Prop Attached: **6-15 Years**

Apx Age: **Fully Winterized**

Rd Acc Fee: **Mutual/Shared Driveway**

Winterized: **Garage Spaces:**

Driveway Spaces: **2.0**

Water Tmnt: **Reverse Osmosis, UV System**

Acres Range: **2-4.99**

Acres Rent: **Irregular**

Lot Depth (Ft):

Lot Irregularities:

Land Lse Fee:

Retire Com:

Fronting On: **South**

Exposure: **South**

### Interior

Interior Feat: **Air Exchanger, Bar Fridge, Ceiling Fans, On Demand Water Heater, Water Heater Owned, Water Treatment**

Basement: **Full Basement**

Laundry Feat: **In-Suite**

Cooling: **None**

Heating: **Fireplace-Propane, Forced Air-Propane, Hot Water-Propane**

Fireplace: **2/Living Room, Propane**

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

FP Stove Op:

### Property Information

Common Elem Fee: **No**

Legal Desc: **PT LT 16 CON 10 NORTH CROSBY PT 1 TO 8 28R12774; S/T & T/W LR385534; S/T LR388485; RIDEAU LAKES**

Zoning: **A-RW**

Assess Val/Year: **\$3,960,000/2016**

PIN: **442600122**

ROLL: **083183905420800**

Possession/Date: **Flexible/**

Local Improvements Fee:

Survey: **None/**

Hold Over Days:

Occupant Type: **Owner**

Deposit: **5,000**

### Brokerage Information

List Date: **07/02/2024**

List Brokerage: [Royal LePage ProAlliance Realty, Brokerage](#)

Source Board: Kingston and Area Real Estate Association

Prepared By: Tammy Gurr, Broker

Date Prepared: 07/03/2024

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix

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## Questions? Contact us:

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