



532 10th Concession Rd 8-2 **List: \$54,900 For: Sale**
Westport Ontario K0G 1X0
 Westport Leeds & Grenville
SPIS: N **Taxes: /2024** **DOM: 133**

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

Kitchens: 1 Fam Rm: Y Basement: Full Fireplace/Stv: Y Heat: Forced Air / Propane A/C: None Central Vac: Apx Age: 6-15 Apx Sqft: 1500-2000 Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Board/Batten / Stone Drive: Other Gar/Gar Spcs: None / 0 Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Beach, Family Room, Fireplace/Stove, Golf, Grnbelt/Conserv, Lake Access, Lake/Pond, Level, Waterfront	Zoning: Cable TV: N Hydro: Y Gas: N Phone: A Water: Well Water Supply: Drilled Well Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Indirect Retirement: Oth Struct:
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Water Body Name: Wolfe **Shoreline:** Clean,Sandy
Water Body Type: Lake **Shoreline Allowance:** Not Ownd
Water Frontage (M): 102.1 **Shoreline Exp:** S
Water Features: Dock **Alternative Power:** Unknown
Access to Property: Private Road,Year Round Municipal Road **Easements/Restrict:** Unknown
Docking Type: Private **Waterfront Accessory Bldgs:** Not Applicable
Water View: Direct
WaterfrontYN: Y
Waterfront: Indirect

#	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, 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 villa has the first week in July as a fixed summer week.

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