



532 10th Concession Rd 8-2 **List: \$49,900 For: Sale**
Rideau Lakes Ontario K0G 1X0
 Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville
SPIS: No **Taxes: \$0/2024** **DOM: 672**

Att/Row/Twnhouse **Front On: S** **Rms: 8**
Link: **Acres: 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: Yes
Possession Remarks: TBD
Legal: PT LT 16 CON 10 NORTH CROSBY PT 1 TO 8 28R12774; S/T & T/W LR385534; S/T LR388485; RIDEAU LAKES

Kitchens: 1 Fam Rm: Y Basement: Full Fireplace/Stv: Y Heat: Forced Air / Propane A/C: None Central Vac: No Apx Age: 6-15 Apx Sqft: 1500-2000 Roof: Fibreglass Shingle Foundation: Insulated Concrete Form Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Board/Batten / Stone Gar/Gar Spcs: None / 0 Drive: Other 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 Interior Feat: Air Exchanger, Bar Fridge, On Demand Water Heater, Water Heater Owned, Water Treatment	Zoning: Cable TV: No Hydro: Yes Gas: No Phone: A Water: Well Water Supply Type: Drilled Well Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Indirect Retirement: HST Applicable to: No Sale Price: Oth Struct:
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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: Yes 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