



532 10th Concession Rd 12-4 **List: \$39,900 For: Sale**
Rideau Lakes Ontario K0G 1X0
Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville
SPIS: No **Taxes:** \$0/2025 **DOM:** 352
Co-Ownership Apt Bungalow **Rms:** 6
Corp#: N/A / 0 **#Shares%:** 1 **Bedrooms:** 2
Unit#: 12-4 **Locker#:** **Washrooms:** 2
Locker Lev Unit: 2x4xMain
Main Floor
Locker Unit#:
Level: 2
Zoning: A-RW
Prop Mgmt: Wolfe Springs Resort Owner's Association
Dir/Cross St: Bedford Road and 10th Concession Road
Directions: West of Westport on Bedford Road to 10th Concession Road

MLS#: X12324529 Possession Remarks: TBD			
Status Cert: N		Bldg Name:	
Fractional Ownership: Yes		PIN#: 442600122	
Kitchens: 1	Pets Perm: No	Balcony: Open	
Fam Rm: N	Locker: Owned	Ens Lndry: Y	
Basement: None	Maint: \$368	Lndy Lev:	
Fireplace/Stv: Y	A/C: Central Air	Exterior: Board/Batten / Stone	
Heat: Forced Air / Propane	Central Vac: No	Gar/Gar Spcs: None / 0	
Apx Age: 11-15	UFFI:	Drive: None	
Apx Sqft: 1800-1999	Elev/Lift: Yes	Park Type: Common	
Lot Shape: Irregular	Accessibility: Elevator, Wheelchair Access	Park/Drv Spcs: 2	
Lot Size Source: GeoWarehouse	Feat:	Tot Prk Spcs: 2	
Roof: Fibreglass Shingle	Under Contract: None	Park \$/Mo:	
Foundation: Insulated Concrete Form	HST Applicable to: Not Subject to HST	Prk Lvl/Unit:	
Sqft Source:	Sale Price:	Bldg Amen:	
Wolfe Springs Resort Documents	Taxes Incl: Y	Media Room, Party/Meeting Room, Recreation	
Exposure: Nw	Water Incl: Y	Room, Communal Waterfront Area, Shared	
Assessment:	Heat Incl: Y	Beach, Shared Dock	
Spec Desig: Unknown	Hydro Incl: Y	Prop Feat: Beach, Ensuite Laundry,	
Survey Type: None	CAC Incl:	Fireplace/Stove, Golf, Grnbelt/Conserv,	
Phys Hdp-Eqp:	Bldg Ins Incl: Y	Lake/Pond, Level, Park, Waterfront	
	Com Elem Incl: Y	Exterior Feat: Backs On Green Belt, Built-In-	
	Cert Level:	BBQ, Deck, Fishing, Landscape Lighting,	
	Energy Cert:	Landscaped, Patio, Recreational Area	
	GreenPIS:	Interior Feat: Air Exchanger, Bar Fridge, On	
		Demand Water Heater, Water Heater Owned,	
		Water Treatment	
		Security Feat: Carbon Monoxide Detectors,	
		Smoke Detector	

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	Rural Services: Cable Available, Cell Services, Electricity
Municipal Road	Connected, Garbage Pickup, Internet High Speed, Recycling
Docking Type: Private	Pickup, Telephone Available
Water View: Direct	Waterfront Accessory Bldgs: Not Applicable
WaterfrontYN: Yes	
Waterfront: Direct	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	12.14	x 18.37	
2	Kitchen	Main	18.57	x 18.14	
3	Prim Bdrm	2nd	16.99	x 18.31	
4	Br	2nd	12.14	x 12.4	
5	Bathroom	Main	17.26	x 18.93	4 Pc Bath
6	Bathroom	Main	7.97	x 9.94	4 Pc Bath

Client Remks: Motivated Sellers!

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 Hillcrest bungalow villa backs onto the fairway and features 2 bedrooms, 3 bathrooms, large kitchen with granite countertops, stainless steel appliances and a spacious living room with a propane fireplace. The master bedroom 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. 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 unit has interval 4 as the fixed summer week of mid July each year.

Inclusions: Built-in microwave, Dishwasher, Dryer, Refrigerator, Satellite Dish, Stove, Washer, Window Coverings

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