



532 10th Concession Road 2-5
Rideau Lakes Ontario K0G 1X0
Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp
Leeds and Grenville
SPIS: No **Taxes:** \$0/2025 **DOM:** 292
List: \$59,900 For: Sale
Last Status: PC
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: No Bldg Name:		PIN#: 442600122	
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Propane Apx Age: Apx Sqft: 1800-1999 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Fibreglass Shingle Foundation: Insulated Concrete Form Sqft Source: Plans Exposure: Nw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdp-Eqp:		Pets Perm: No Locker: Owned Maint: \$4,421 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: Accessibility: None Feat: HST Applicable to: Not Subject to HST Sale Price: Taxes Incl: Y Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: CAC Incl: Bldg Ins Incl: Prkg Incl: Com Elem Incl: Cert Level: Energy Cert: GreenPIS:		Balcony: Open Laundry Feat: In-Suite Laundry Ens Lndry: Y Lndy Lev: Upper Exterior: Board/Batten / Stone Garage: No Gar/Gar Spcs: None / 0 Drive: None Park Type: Common Park/Drv Spcs: 2 Tot Prk Spcs: 2 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Media Room, Party/Meeting Room, Recreation Room, Shared Beach, Shared Dock Prop Feat: Beach, Ensuite Laundry, Fireplace/Stove, Golf, Grnbelt/Conserv, Lake/Pond, Level, Park, Waterfront Exterior Feat: Backs On Green Belt, Built-In-BBQ, Deck, Fishing, Landscape Lighting, Landscaped, Patio, Recreational Area 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
Water Body Type: Lake
Water Frontage (M): 102
Topography: Level, Wooded/Treed
Water Features: Beach Front, Dock
Access to Property: Municipal Road, Private Road, Year Round Municipal Road
Docking Type: Private
Water View: Direct
WaterfrontYN: Yes
Waterfront: Direct
Shoreline: Clean, Shallow, Rocky
Shoreline Allowance: None
Shoreline Exp: NW
Alternative Power: None
Easements/Restrict: Unknown
Rural Services: Cable Available, Cell Services, Electricity Connected, Garbage Pickup, Internet High Speed, Recycling Pickup, Telephone Available
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	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
Exclusions: Personal Items

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