532 10th Concession Road Unit #3-9, Westport, ON

- X14106208
- $34,900
- 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

GURR REAL ESTATE GROUP

www.gurreathomes.com

info@gurreathomes.com

(613) 273-9595

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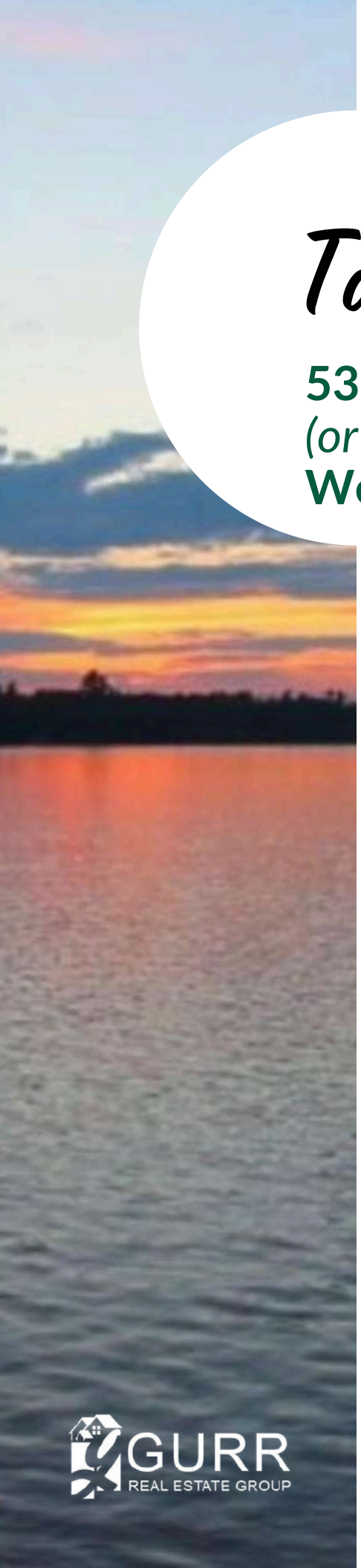

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(or Wolfe Springs Villa Unit #3-9)
Westport, ON

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Features

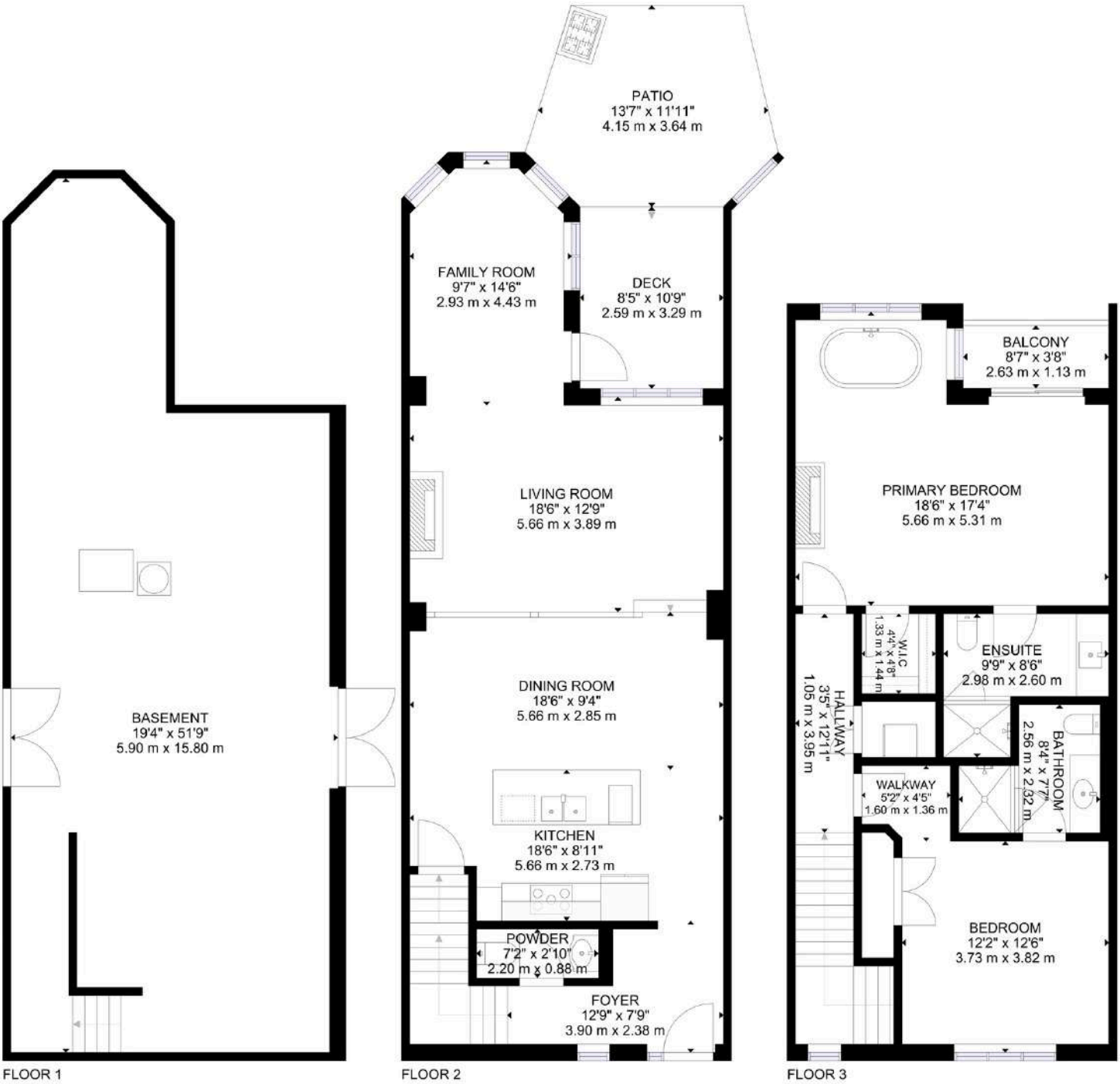
Welcome to Wolfe Springs Resort!

- 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, 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 interval 9 as the fixed summer week.

Directions

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

FLOOR PLAN



GROSS INTERNAL AREA
FLOOR 1: 855 sq.ft, 79 m², FLOOR 2: 849 sq.ft, 79 m², FLOOR 3: 769 sq.ft, 72 m²
EXCLUDED AREA: DECK: 92 sq.ft, 9 m², PATIO: 147 sq.ft, 14 m², BALCONY: 32 sq.ft, 3 m²
TOTAL: 2473 sq.ft, 230 m²

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

FLOOR PLAN - ARTIST RENDER

Lakeview Villas

Rendering is artist's concept.
Image not to scale.

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.

SITEMAP

Golf Course
Fairway Villas
Hillcrest Villas
Welcome Centre
Dockside
Lakeview Villas
Unit #3-9
1
2
3
4
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6
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11
12
13
14
15
Rendering is artist's concept. Map not to scale.
Wolfe Springs
GOLF & WATERFRONT RESORT
WOLFE LAKE

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 fibreglass insulation with expanded polystyrene (EPS). Traditional fibreglass insulation is a network of intertwined fibres which allows air to move though 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 fibreglass 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)

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 club-house when you feel like taking a break from your gourmet kitchen.

Wolfe Springs
GOLF & WATERFRONT RESORT
#29 10th Concession Road, Westport, ON K0G 1X0

INTERACTIVE LINKS

Virtual Tour

Scan the QR Code or Visit:
https://my.matterport.com/show/?m=DjacyAMTgDH

Video Tour

Scan the QR Code or Visit:
https://youtu.be/NuPurjvd6OQ

Google Map

Scan the QR Code or Visit:
https://maps.app.goo.gl/sgWCPcAVLeH7LvDX7

Panorama View

Scan the QR Code or Visit:
https://360panos.org/panos/WolfeLakeResort2story3/

MLS LISTING

532 10th Concession Road 2-5 **List: $34,900 For: Sale**
Rideau Lakes Ontario K0G 1X0
Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville
SPIS: N **Taxes:** $0/2025

Co-Ownership Apt | 2-Storey | **Rms:** 8
Corp#: N/A / 0 | **#Shares%:** 0 | **Bedrooms:** 2
Unit#: 2-5 | **Locker#:** | **Washrooms:** 3
Locker Lev Unit: 1x4x2nd, 1x2xMain, 1x4x2nd
Locker Unit#:
Level: N/A

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#: X14106208 **Possession Remarks:** TBD
Status Cert: N **Bldg Name:** **PIN#:** 442600122
Fractional Ownership: Y

Kitchens:	1	**Pets Perm:**	N	**Balcony:**	Open
Fam Rm:	N	**Locker:**	Owned	**Ens Lndry:**	Y
Basement:	None	**Maint:**	$4,421	**Lndy Lev:**	Upper
Fireplace/Stv:	Y	**A/C:**	Central Air	**Exterior:**	Board/Batten / Stone
Heat:	Forced Air / Propane	**Central Vac:**	N	**Gar/Gar Spcs:**	None / 0
Apx Age:	1800-1999	**UFFI:**		**Park/Drive:**	None
Apx Sqft:	Irregular	**Elev/Lift:**		**Drive:**	None
Lot Shape:	GeoWarehouse	**Accessibility**	**Retirement:**	**Park Type:**	Common
Lot Size Source:	Fibreglass Shingle	**Feat:**	None	**Park/Drv Spcs:**	2
Roof:		**Under Contract:**		**Tot Prk Spcs:**	2
Foundation:	Insulated Concrete Form	**HST Applicable to**	Not Subject to HST	**Park $/Mo:**	
Sqft Source:	Plans	**Sale Price:**		**Prk Lvl/Unit:**	
Exposure:	Nw	**Taxes Incl:**	Y **Water Incl:** Y	**Bldg Amen:**	
Assessment:		**Heat Incl:**	Y **Hydro Incl:** Y		
Spec Desig:	Unknown	**Cable TV Incl:**	**CAC Incl:**		
Survey Type:	None	**Bldg Ins Incl:**	**Prkg Incl:**		
Phys Hdp-Eqp:		**Com Elem Incl:**			
		Cert Level:			
		Energy Cert:			
		GreenPIS:			

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: Y
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 interval 9 as the fixed summer week.

Inclusions: Built-in Microwave, Dishwasher, Dryer, Refrigerator, Satellite Dish, Stove, Washer, Wine Cooler, Window Coverings
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Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE 613-273-9595

Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage

Westport Office:
7 Spring Street, P.O. Box 148,
Westport, ON K0G 1X0

www.gurreathomes.com
info@gurreathomes.com
(613) 273-9595

Kingston Office:
640 Cataraqui Woods Drive
Kingston, ON K7P 2Y5

Your Total Real Estate Package!