

**FOR SALE** DOM: 8

**532 10TH CONCESSION RD # 1-6**

Recreational | Townhouse Fractional Ow...

List Date: 2/5/2019

RIDEAU LAKES K0G 1X0

**\$34,900 (LP)**

Sold Date:

**K19000623**

**(SP)**



**2 Storey**

BEDS UP	BEDS DOWN	BATHS FULL	BATHS HALF	APPROX Sq.Ft.	AGE Yrs
2	0	2	1		

Age Range: 11-20 Years      Garage: No  
 SqFt Range:                      Waterfront: Yes  
 Lot Size: 335.00 x  
 Property Size: 3.0 - 9.99 Acres      3.80

District: **Out of Area**  
 Sub-District: **01 - Rideau-St. Lawrence**  
 Zoning: **WR-RES. WATERFRONT**  
 PIN: **442600122**  
 Taxes: **\$0.00 (2018)**  
 Possession:  
 Access: **Municipal Road**  
 Rentals: **None**

Legal Desc: **PT LT 16 CON 10 NORTH CROSBY PT 1 TO 8 28R12774; S/T & T/W LR385534; S/T LR388485; RIDEAU LAKES**

Directions: West of Westport to 10th Concession Road, turn right and follow signs.

**WOLFE LAKE**

WF (ft): 335.00      WF Exp:

WF Features: **Beach, Boat Lift, Boathouse, Dock**

Shoreline: **Mixed, Sandy, Clean**

Ext Finish: **Stone, Wood**  
 Roof: **Asphalt Shingle**  
 Foundati... **ICF**

Water	Sewer	Amps
<b>Drilled Well, UV System, Water Treatment</b>	<b>Septic</b>	<b>200</b>

Basement	Basement Finish
<b>None</b>	
Heating Fuel	Heating Type
<b>Propane Gas</b>	<b>Forced Air</b>
FP: <b>Propane</b>	HW Heat: <b>Electric</b>

Driveway:  
 D/W Details: **Gravel, Mutual**  
 Prkg Spaces:  
 Garage Features:

Int Features: **Breakfast Nook, Built-In Appliances, Ensuite, Main Flr Family Rm, Walk-in Closet**  
 Ext Features: **Balcony, BBQ Gas Hookup, Deck, Fire Pit, Patio, Porch, Satellite Dish, Sprinkler System**  
 Services: **Garbage Pickup, High Speed Internet, Hydro, Telephone, Cell Service, Recycling Pickup**  
 Site Infl: **Golf Course, Level, Water View**

Prkg Spc #	# of Prk...	Ownership	Locker #	Condo Fee:	Assessment ? :
Condo Fees Incl: <b>Exterior Maintenance, Heat, Hydro, Snow Removal, See Remarks</b>			Condo Elements: <b>Exercise Room, Parking-Visitor, Party Room/Patio, See Remarks</b>		

**Chattels Included** fully furnished  
 Carbon Monoxide Detector, Ceiling Fan(s), Dishwasher, Dock, Dryer, Light Fixture(s), Microwave, Refrigerator, Satellite Dish, Smoke Detector, Stove, Washer, Water Purifier, Water Softener, Window Coverings

**Fixtures Excluded** NONE

**Public Remarks** WELCOME TO WOLFE SPRINGS RESORT! ENJOY FRACTIONAL OWNERSHIP AT THIS 4-SEASON VACATION PROPERTY WITH THE USE OF ALL RESORT AMENITIES AND ENJOYMENT OF BEAUTIFUL WOLFE LAKE NEAR WESTPORT, ONTARIO. THIS TWO-STOREY, END UNIT VILLA HAS 2 BEDROOMS, 3 BATHS, LARGE KITCHEN WITH GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES, SUNKEN LIVING ROOM WITH PROPANE FIREPLACE AND VIEWS OF THE LAKE. THE EXPANSIVE MASTER BEDROOM 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. MAKE USE OF THE REC ROOM, THEATRE ROOM, BOAT HOUSE, CANOES, KAYAKS, PADDLEBOATS, BICYCLES, SHARED GOLF CARTS AND FIRE PIT AREA. THE WATERFRONT IS PERFECT FOR SWIMMING OR BOATING WITH A SANDY BEACH AND DOCK AVAILABLE. SUMMER WEEK IS THE LAST FRIDAY OF JULY EVERY YEAR.

ROOM	LEVEL	SIZE	FLOORING	ROOM	LEVEL	SIZE	FLOORING	ROOM	LEVEL	SIZE	FLOORING
LIVRM	MFLR	12'3 X 18'6		2PCB	MFLR						
KITCH	MFLR	18'7 X 18'2		4PCB	2LVL						
MBDRM	2LVL	17' X 18'4		FAMRM	MFLR						
4PCE	2LVL			DEN	2LVL	14'4 x 9'					
BDRM	2LVL	12'2 X 12'5									

Listing Office 1: **ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE** Listing Office...



Compliments of: **TAMMY GURR**  
 Broker  
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