

FOR SALE DOM: 8

532 10TH CONCESSION RD # 6-6

Recreational | Townhouse | Fractional Ow...

List Date: 3/21/2019

RIDEAU LAKES K0G 1X0

\$69,900 (LP)

Sold Date:

K19001518

(SP)



2 Storey

BEDS UP	BEDS DOWN	BATHS FULL	BATHS HALF	APPROX Sq.Ft.	AGE Yrs
2	0	2	1	1,800	

Age Range: 11-20 Years Garage: No
 SqFt Range: 1601-1800 Waterfront: Yes
 Lot Size: 335.00 x
 Property Size: 3.0 - 9.99 Acres 3.83

District: **Out of Area**
 Sub-District: **01 - Rideau-St. Lawrence**
 Zoning: **Waterfront Residential**
 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 (NORTH) AND FOLLOW ...**

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
Drilled Well, UV System, Water Treatment	Septic	200

Basement	Basement Finish
None	
Heating Fuel	Heating Type
Propane Gas	Forced Air
FP: Propane	HW Heat: Electric

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, Exterior Lighting, 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:			Condo Elements:		

Chattels Included

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 the resort amenities and enjoyment of beautiful Wolfe Lake near Westport, Ontario. This two-storey, end 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 water. 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, paddleboats, bicycles, shared golf carts and barbeque and fire pit area. The waterfront is perfect for swimming or boating with a sandy beach and dock available. Villa 6-6 offers the first week of August each year.

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

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



Compliments of: **TAMMY GURR**
 Broker
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