



**STEVE WELLS**  
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2018-01-25

**14 BENSON LAKE LANE, Elgin K0G 1X0**

ML#: 1089802

New Listing!



Status:	<b>Active</b>	List Price:	<b>\$99,000</b>
Dist/Neigh:	<b>817- Rideau Lakes (S Crosby)</b>	Type:	<b>Lot</b>
Munic:	<b>Twp</b>	Sale/Lse:	
Neigh Name:	<b>Rideau Lakes</b>	Fronting:	<b>South</b>
Lot Size:	<b>110 ' x 158 ' Irregular</b>	# Acres:	<b>0.440</b>
Zoning:		# Lots:	
Zoning Desc:	<b>RES/REC ON WATER</b>	Master:	
SubDiv:			
Legal:	<b>PT LOT 21 CON 9 SOUTH CROSBY PT 107 RD9 RIDEAU LAKES</b>		

Directions/Remarks

Directions: **From HWY 15 turn down Chaffey's Lock Road, follow past Opinicon Resort (approx 9kms) go over bridge follow to Indian Lake Road ( approx 2 kms) turn onto Benson Lake Lane.... see realtors signs.**

Public Remarks: **Excellent chance to own vacant waterfront land at affordable price!!!Private road way leads you to your gently slopping lot(with couple flat spots to build) with new driveway, new dock (\$5000), and a fire pit. Opportunity to build your cottage or home on the much sought after Rideau System.Marina is 5 minutes down the road as well as small store and LCBO. You will also have chance to see and be apart of the most talked about spectacle the area has seen in the last century,the rebirth of The Opinicon resort,fully restored includes,fine dining,separate pub,ice cream and sandwich shop,guest cabins and huge deck overlooking water !! Contact the listing agent for more details.**

Property Details

Current Use:	<b>Other (See Remarks)</b>	Road Surface:	<b>Dirt</b>	Lot Type:	<b>Lot</b>
Building Permit:		Area:		Road Access:	<b>Private Road</b>
Develop Status:		Sewer:	<b>None</b>	Power:	
Convenants:					
Water Supply:	<b>None</b>				
Lot Improve:	<b>Lake</b>				
Site Influences:	<b>Lakefront, Waterfront, Wooded Area</b>				
Neigh Influences:	<b>Recreation Nearby</b>				
Restrictions:	<b>None</b>				

Other Property Information

Assoc/POTL Fee:	<b>\$0</b>	Taxes/Yr:	<b>\$750.00/2017</b>
Assmt/Yr:	<b>N/A</b>	Survey/Yr:	

Office Information

List Office #1: **RIDEAU REALTY LIMITED, Brokerage**

Conditional/Sold/Other Information

FD:		PR:		CD:	
DOM:	<b>6</b>	SD:		SP:	
SRD:					