



SCOTT BURNS
 Broker Of Record
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0 DR JOHN LANE, Elgin K0G 1E0

ML#: **1201086**



Status: **Active** List Price: **\$104,000**
 Dist/Neigh: **817- Rideau Lakes (S Crosby)** Type: **Waterfront Lot**
 Twp
 Munic: Neigh Name: **BENSON LAKE** Sale/Lse: Fronting: **West**
 Lot Size: **166 ' x 0 ' Irregular** # Acres: **1.760**
 Zoning: # Lots:
 Zoning Desc: **Residential** Master:
 SubDiv:
 Legal: **LT 5 PL 346 TOWNSHIP OF RIDEAU LAKES**

Directions/Remarks

Directions: **From Hwy 15 turn onto Chaffey's Lock Rd, cross over Chaffey's Lock than turn right onto Indian Lake Rd, than turn left onto Dr. John Lane and the lot will be on your right.**

Public Remarks: **Welcome to Benson Lake which is part of the historic Rideau System and this nicely treed approx. 1.7 acre waterfront lot with 166' of natural shoreline. Very easy road access off of Indian Lake Road which is a hard surfaced Township maintained road on to Dr. John Lane which is a privately maintained road and is open and plowed year round with other year round homes on this road. This lot is less then 30 secs down Dr. John Lane. You will enjoy the opportunity to explore 5 other lakes as well without having to go through any locks. The lot is west facing for some beautiful sunsets. Affordable lot on the Rideau System for your dream cottage or home!**

Property Details

Current Use:		Road Surface:		Lot Type:	Waterfront Lot
Building Permit:		Area:		Road Access:	
Develop Status:					
Convenants:		Sewer:	None	Power:	
Water Supply:	None				
Lot Improve:					
Site Influences:	Lakefront, Treed Lot, Waterfront				
Neigh Influences:	Recreation Nearby, Water Nearby				
Restrictions:					

Other Property Information

Assoc/POTL Fee:	\$150	Annual	Taxes/Yr:	\$739.00/2019
Assmt/Yr:			Survey/Yr:	

Office Information

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