



SCOTT BURNS
 Broker Of Record
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52 BENSON LAKE LANE, Chaffey's Locks KOG 1E0

ML#: 1400301



Status: Active
Dist/Neigh: 817- Rideau Lakes (S Crosby) Twp
Municipality: Benson Lake
Neigh Name: Benson Lake
Lot Size: 114' x 177'
Zoning: Residential
Zoning Desc: Residential
Legal Desc: PT LT 21 CON 9 SOUTH CROSBY PT 100 RD8; T/W LR313653; RIDEAU LAKES

List Price: \$864,900
Sub Type: Residential
Fronting: West
Acres:
IrregSqFt:
Seasonal:

Directions/Remarks

Directions: From Highway 15 take Chaffey's Lock Rd and go over the locks, turn right onto Indian Lake Rd, turn left onto Benson Lake Lane and follow to pin#52 (look for realtor signs).

Public Remarks: Here is your chance for that "Lake Life" everyone is looking for. This 4 season property gives you the opportunity for year round living lake side enjoying the awesome views of Benson Lake on the Rideau System. Sit back & relax outside. Lounge and admire the extensive gardens, chill on the house deck or perhaps the deck by the water. Seek some shade under the gazebo or cozy up at the fire pit. You'll love all the places you can entertain or just unwind. Jump in for a swim off the dock to cool off then how about a sunset dinner in the 3 season sunroom! This 3 bed, 2 bath bungalow features a large living room anchored by a gorgeous stone fireplace with wood insert. An efficient kitchen with 2 pantries overlooks a sun filled dining area. Laundry room in the basement with the remainder being utility area & storage. Wood shed & another shed for excellent storage. Hop in your boat for some excellent fishing & explore 5 other lakes without passing through a lock. Lake life at its finest!

Property Information

Style: Detached	Type: Bungalow(1 Storey)	Total Beds: 3	Total Baths: 2
Builder:	Model:	Beds AG: 3	FB/PR Bths: 2/0
Year Built: 1976 /Approx	#Gar: 0	Beds BG: 0	Ensuites: 1
Parking Desc: Gravel		#Cover: 0	Total Park: 6
Heat Desc: Forced Air		Heat Fuel: Propane	
Air Conditioning: Central		Roof: Metal	
Water Supply: Drilled Well		# FP: 1	FP Fuel: Wood
Exterior Finish: Aluminum		Sewer: Septic Installed	
Foundation: Block		Construction:	
Basement Desc: Low		Basement Dev: Partly Finished	
Floor Covering: Mixed		Fire Retrofit: N/A	
Feat/Equip Incl: Storage Shed			
Site Influences: Deck, Hydro, Lakefront, Lakeview, Treed Lot, Waterfront			
Neigh Influences: Recreation Nearby, Shopping Nearby, Water Nearby			
Exclusions: See Exclusions List Attachment			
Rental Equip: Propane Tanks			
Secondary Dwelling Unit (SDU): No			

Room Information

<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>
KITCH	Main	10'2" x 15'9"	DINRM	Main	11'3" x 11'5"	LIVRM	Main	14'2" x 22'8"	BATH4	Main	
MBED	Main	13'11" x 15'10"	ENS3PC	Main		BEDRM	Main	10'7" x 11'8"	BEDRM	Main	9'4" x 11'3"
FOYER	Main	5'1" x 11'3"	SUNRM	Main	9'0" x 20'10"	LAUND	Bsmt	8'5" x 14'8"			

Other Property Information

Assoc/POTL Fee: \$200.00/Year includes Other (Describe)
Taxes/Yr: \$3,520.00/2023 **Assmt/Yr:** **Survey/Yr:**
Multimedia URL: <https://youtu.be/lonCtPB3E4g>
Addl Images URL: <https://360panos.org/panos/52BensonLakeLane/>

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage