



**SCOTT BURNS**  
 Broker Of Record  
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**52 BENSON LAKE LANE, Chaffey's Locks K0G 1E0**

**ML#: 1400301**



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

**List Price:** \$799,000  
**Sub Type:** Residential  
**Fronting:** West  
**# Acres:**  
**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  
**Builder:** 1976/Approx  
**Year Built:** Gravel  
**Parking Desc:** Forced Air  
**Heat Desc:** Central  
**Air Conditioning:** Drilled Well  
**Water Supply:** Aluminum  
**Exterior Finish:** Block  
**Foundation:** Low  
**Basement Desc:** Mixed  
**Floor Covering:** Storage Shed  
**Feat/Equip Incl:** Deck, Hydro, Lakefront, Lakeview, Treed Lot, Waterfront  
**Site Influences:** Recreation Nearby, Shopping Nearby, Water Nearby  
**Neigh Influences:** See Exclusions List Attachment  
**Exclusions:** Propane Tanks  
**Rental Equip:**  
**Secondary Dwelling Unit (SDU):** No

**Type:** Bungalow(1 Storey)  
**Model:** 0  
**#Gar:** 0

**Total Beds:** 3  
**Beds AG:** 3  
**Beds BG:** 0  
**#Cover:** 0  
**Heat Fuel:** Propane  
**Roof:** Metal  
**# FP:** 1  
**Sewer:** Septic Installed  
**Construction:** Partly Finished  
**Basement Dev:** N/A  
**Fire Retrofit:** N/A

**Total Baths:** 2  
**FB/PR Bths:** 2/0  
**Ensuites:** 1  
**Total Park:** 6  
**FP Fuel:** Wood

**Room Information**

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
KITCH	Main	10'2" x 15'9"	DINRM	Main	11'3" x 11'5"	LIVRM	Main	14'2" x 22'8"	BATH4	Main	
PRBED	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"			

**Pets Allowed:**

**Other Property Information**

**Taxes/Yr:** \$3,520.00/2023  
**Assmt/Yr:**  
**Assoc/POTL Fee:** \$200.00/Year includes Other (Describe)  
**Multimedia URL:** <https://youtu.be/lonCtPB3E4q>  
**Add Images URL:** <https://360panos.org/panos/52BensonLakeLane/>

**Survey/Yr:**

**Office Information**

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

**Conditional/Sold/Other Information**

**FD:**  
**DOM:**  
**SRD:**

**PR:**  
**SD:**

**CD:**  
**SP:**