

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: \$849,000
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/IonCtPB3E4q>
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: