



610 Indian Lake Rd **List: \$975,000 For: Sale**
Rideau Lakes Ontario K0G 1E0
 Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp Leeds and Grenville
SPIS: N **Taxes: \$4,562/2024**

Detached **Front On: E** **Rms: 10**
Link: N **Acre: .50-1.99** **Bedrooms: 3**
 Bungalow **Washrooms: 2**
 1x4xMain, 1x3xMain

Lot: 830 x 0 Feet Irreg:
Dir/Cross St: Indian Lake Rd. & Benson Lake Ln.

MLS#: X12080351 **PIN#: 442880185**
Assignment: N **Fractional Ownership: N**
Possession Remarks: TBD

Kitchens: 1	Exterior: Alum Siding / Stone	Zoning: Residential
Fam Rm: Y	Drive: Private	Cable TV:
Basement: Crawl Space	Gar/Gar Spcs: Detached / 2	Hydro:
Fireplace/Stv: Y	Drive Park Spcs: 6	Gas:
Heat: Baseboard / Electric	Tot Prk Spcs: 8	Phone:
A/C: None	UFFI:	Water: Other
Central Vac: N	Pool: Inground	Water Supply: Drilled Well
Apx Age: 51-99	Energy Cert:	Sewer: Septic
Apx Sqft: 1500-2000	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Agr:
POTL: N	Prop Feat:	Waterfront: Direct
POTL Mo Fee:	Clear View, Family Room, Fireplace/Stove,	Retirement:
Elevator/Lift:	Lake/Pond, Level, Waterfront, Waterfront	Oth Struct:
Laundry Lev: Main		
Phys Hdcap-Eqp:		

Water Body Type: Lake
Water Frontage (M): 253
Topography: Level
Water Features: Dock
Access to Property: Year Round Municipal Road
Docking Type: Private
Water View: Direct
Channel Name: Benson Lake
WaterfrontYN: Y
Waterfront: Direct

Shoreline: Mixed
Shoreline Allowance: Owned
Shoreline Exp: All
Alternative Power: None
Easements/Restrict: Right Of Way
Waterfront Accessory Bldgs: Not Applicable
Water Delivery Features: Heatd WaterIne,Uv System

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	14.76	x 18.4	Hardwood Floor Stone Fireplace
2	Kitchen	Main	22.69	x 10.83	Hardwood Floor B/I Oven
3	Dining	Main	11.46	x 10.41	Hardwood Floor Open Concept
4	Family	Main	22.58	x 16.4	Fireplace Beamed
5	Prim Bdrm	Main	14.25	x 9.84	3 Pc Ensuite
6	2nd Br	Main	12.07	x 13.12	
7	3rd Br	Main	9.63	x 12	
8	Mudroom	Main	9.98	x 9.57	

Client Remks: Welcome to your year-round waterfront retreat on stunning Benson Lake, part of the renowned Rideau System! This 3-bedroom, 2-bath bungalow is perfectly positioned on a 1-acre point of land with an incredible 830 feet of shoreline. Enjoy open-concept living with a beautiful stone fireplace as the heart of the home, separating the cozy living area from the kitchen. An oversized family room with its own fireplace showcases breathtaking westerly lake views, while the primary suite features a 3-piece ensuite and more serene water vistas. Step outside to a large wraparound deck with sleek glass railings perfect for entertaining or simply soaking in the panoramic lake scenery. The home is heated with a combination of wood and electric baseboards, and is serviced by a lake water intake (with heated lines), a new UV filtration system, and septic. A new electrical panel was installed in 2024 for added peace of mind. Outside, a large detached garage includes a charming bunkie with its own hydro meter, well, holding tank, and full 3-piece bath ideal for guests or potential rental. Cap it all off with a heated inground pool for endless summer enjoyment!

Extras:
Listing Contracted With: RIDEAU REALTY LIMITED **Ph:** 613-272-5000