



245 Taggart Lane
Rideau Lakes Ontario K0G 1X0
 Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp
 Leeds and Grenville
SPIS: No **Taxes:** \$3,377.60/2026 **DOM:** 0
List: \$585,000 For: Sale
Last Status: NEW
 Detached **Front On:** N **Rms:** 9
Link: N **Acre:** .50-1.99 **Bedrooms:** 4
 2-Storey **Washrooms:** 1
 1x4xMain
Lot: 120 x 275 Feet Irreg:
Dir/Cross St: Taggart Lane / Massassauga Road
Directions: Perth Road to Massassauga Road to Taggart Lane. Follow to #245

MLS#: X13772780 **PIN#:** 442880108
Possession Remarks: TBD
Legal: PT LT 22 CON 10 SOUTH CROSBY PT 2, 3 & 4 28R844; S/T & T/W LR328022; RIDEAU LAKES

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: Y Heat: Baseboard, Forced Air / Electric, Oil A/C: Window Unit Central Vac: No Apx Age: Apx Sqft: 1100-1500 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Metal Foundation: Concrete, Stone Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:	Exterior: Vinyl Siding Garage: No Gar/Gar Spcs: None / 0 Drive: Private Double Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fireplace/Stove, Lake Access, Waterfront, Waterfront, Wooded/Treed Exterior Feat: Deck, Fishing, Privacy Interior Feat: Water Heater Owned	Zoning: Cable TV: No Hydro: Yes Gas: No Phone: A Water: Well Water Supply Type: Drilled Well Sewer: Tank Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: HST Applicable to: Not Subject to HST Sale Price: Oth Struct: Garden Shed, Shed Survey Type: Unknown
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Water Body Name: Benson Lake
Water Body Type: Lake
Water Frontage (M): 120
Topography: Hilly
Water Features: Dock
Access to Property: Year Round Private Road
Docking Type: Private
Water View: Direct
WaterfrontYN: Yes
Waterfront: Direct
Shoreline: Natural
Shoreline Allowance: None
Shoreline Exp: NE
Alternative Power: None
Easements/Restrict: Unknown
Rural Services: Cell Services, Electricity Connected, Telephone Available
Waterfront Accessory Bldgs: Not Applicable

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Mudroom	Main	11.58	x 9.32	Vinyl Floor	Laundry Sink
2	4th Br	Main	12.96	x 8.01	Broadloom	Combined W/Office
3	Living	Main	23.36	x 12.7	Laminate	Fireplace
4	Dining	Main	9.51	x 8.3	Laminate	
5	Kitchen	Main	9.51	x 7.55	Laminate	
6	Bathroom	Main	9.48	x 4.49	4 Pc Bath	
7	Prim Bdrm	2nd	19.36	x 9.84	Broadloom	
8	2nd Br	2nd	9.78	x 7.74	Broadloom	
9	3rd Br	2nd	9.71	x 8.04	Broadloom	

Client Remks: Perched on a hill overlooking the sparkling waters of Benson Lake, this charming four-season cottage or home offers the perfect blend of privacy, natural beauty, and year-round enjoyment. Set on approximately 0.65 acres with 120' of natural waterfront, the property is surrounded by mature trees and peaceful lake views. Benson Lake is part of the Rideau Canal system, providing exceptional boating opportunities. From this property, you can access 6 different lakes without passing through a set of locks, making it easy to explore the surrounding waterways right from your own dock. This inviting two-storey property features 4 bedrooms and 1 full bathroom, including a main-floor bedroom currently being used as an office. The cozy living room features a wood stove, while the updated kitchen provides a welcoming space for family and friends to gather. Enjoy spectacular outdoor living from the large deck, or head down to the dock for swimming, boating, fishing, and exploring the lake. The natural waterfront and mature trees create a private and relaxing setting to enjoy every season. Additional features include a metal roof, drilled well, and a septic holding tank. Located just minutes south of the charming town of Westport, off Massassauga Road, this property offers peaceful waterfront living while remaining close to local shops, restaurants,

amenities, and all that Westport has to offer. Also located a 10 minute walk to a very nice section of the Rideau trail for hiking. Whether you're looking for a year-round home, family cottage, or peaceful getaway, this Benson Lake property is an opportunity to enjoy the very best of Rideau Lakes waterfront living.

Inclusions: All other furniture not listed in exclusions

Exclusions: Couch in living room, wooden chest in living room, futon, bedside table, small desk and bench, boats

Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE **Ph:** 613-273-9595