

*Benson Lake:
Six Lakes. Zero Locks.*



245 Taggart Lane, Rideau Lakes, ON

Four-Season Waterfront Home on Benson Lake with Access to 6 Lakes

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.

X13772780

\$ \$585,000

4 Bedrooms

1 Bathroom

0.65 Acres

Benson Lake

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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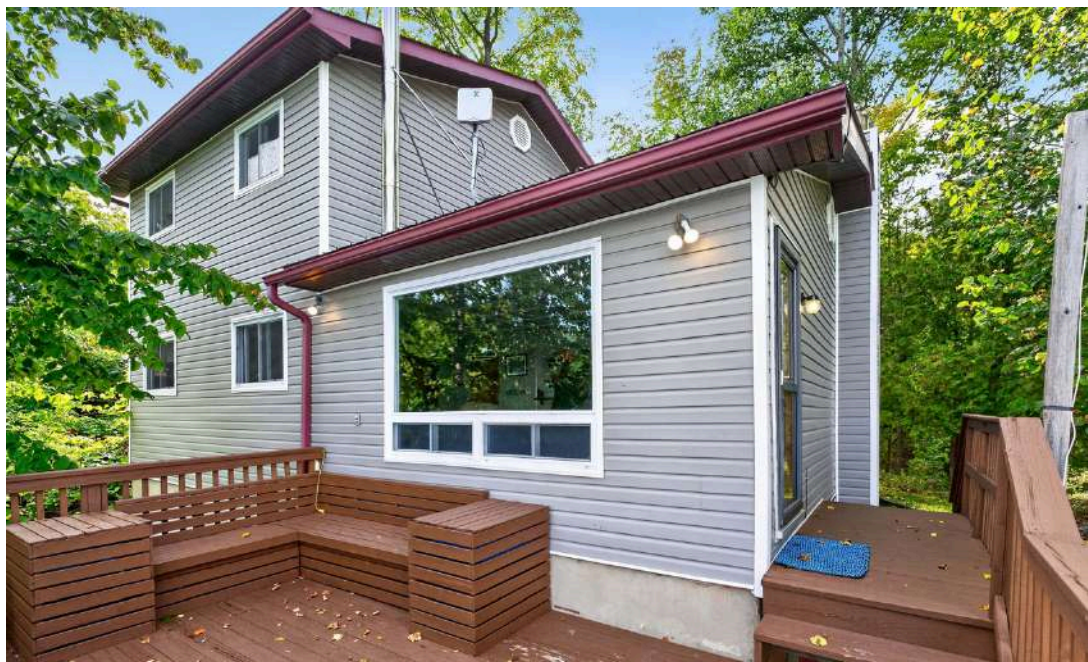


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Rideau Lakes, ON**

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FEATURES



Four-Season Waterfront Home on Benson Lake with Access to 6 Lakes

- **Perched on a Hill Overlooking Benson Lake:** 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.
- **Access to 6 Lakes on the Rideau Canal System:** 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.
- **Inviting Two-Storey Layout with 4 Bedrooms:** 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.
- **Outdoor Living & Four-Season Enjoyment:** 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.
- **Minutes South of Westport:** 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.

Directions

- Perth Road → Massassauga Road → Taggart Lane → follow to #245

MORE INFORMATION

Lifestyle & Location

- True four-season, fully winterized cottage/home with year-round private road access and full-time neighbours
- Low-maintenance exterior: steel roof, siding, and newer windows
- Minutes south of Westport off Massassauga Road: shops, restaurants, and amenities close by
- 10-minute walk to a scenic section of the Rideau Trail for hiking

Systems & Utilities

- Septic holding tank (double-size): pumped approximately 4 times per year with full-time use, roughly \$300 per pump-out
- Drilled well with exceptional, plentiful water
- Oil furnace (approximately 13 years old) plus a professionally installed wood stove in the living room; furnace tank filled 1–2 times per year
- Electricity approximately \$100–\$130/month depending on use
- Roof and windows approximately 13 years old; siding approximately 8 years
- Annual costs to note: insurance ~\$1,560/yr; private road maintenance ~\$500/yr (varies year to year)
- Internet: Xplornet currently (~\$130/mo); high-speed cable expected this fall at a lower cost



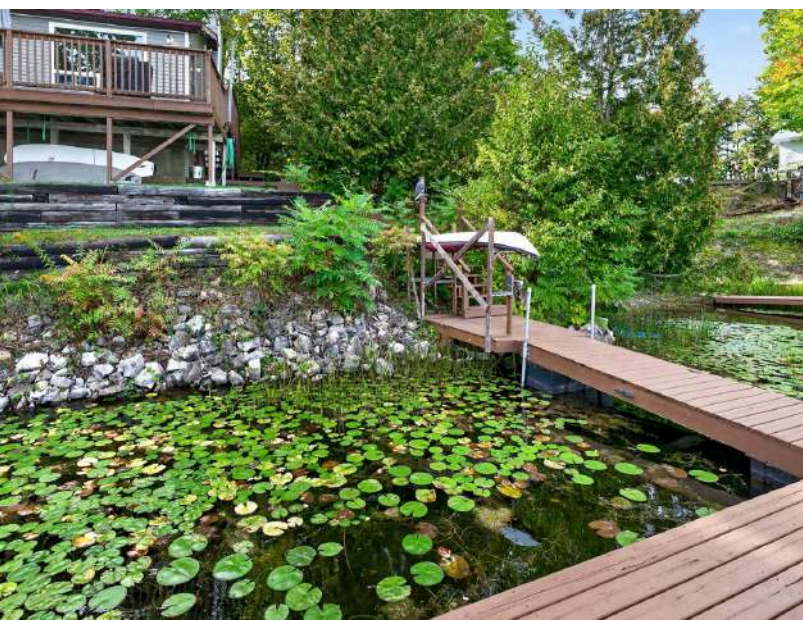
MORE INFORMATION

Furnishings: Included & Excluded

- Essentially fully furnished; all other major furniture included in the sale
- Excluded: living room couch, wooden chest in living room, futon, grandfather-made bedside tables, small desk and bench
- Boats not included but available for purchase if desired



GALLERY



FLOOR PLAN: MAIN FLOOR



GROSS INTERNAL AREA

FLOOR 1: 824 sq.ft, 76.53 m²; FLOOR 2: 464 sq.ft, 43.11 m²

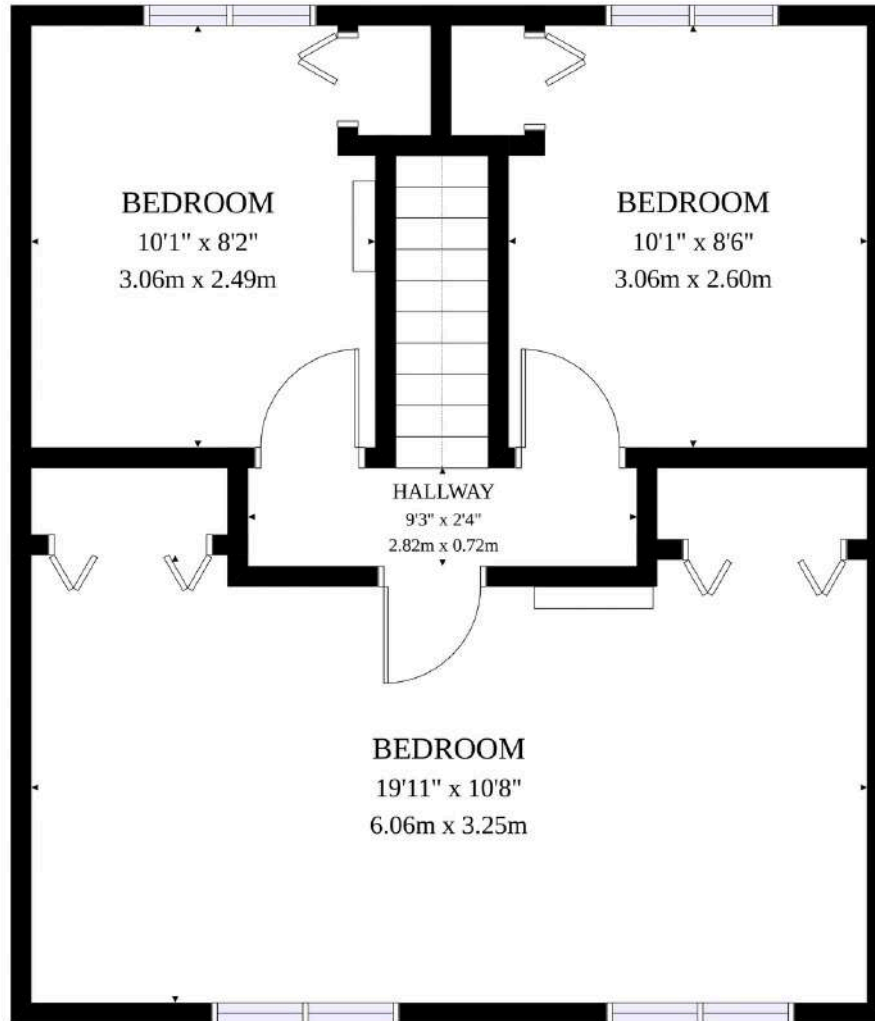
TOTAL: 1288 sq.ft, 119.64 m²

EXCLUDED AREA

DECK: 291 sq.ft, 27.04 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR PLAN: UPPER LEVEL



GROSS INTERNAL AREA

FLOOR 1: 824 sq.ft, 76.53 m²; FLOOR 2: 464 sq.ft, 43.11 m²

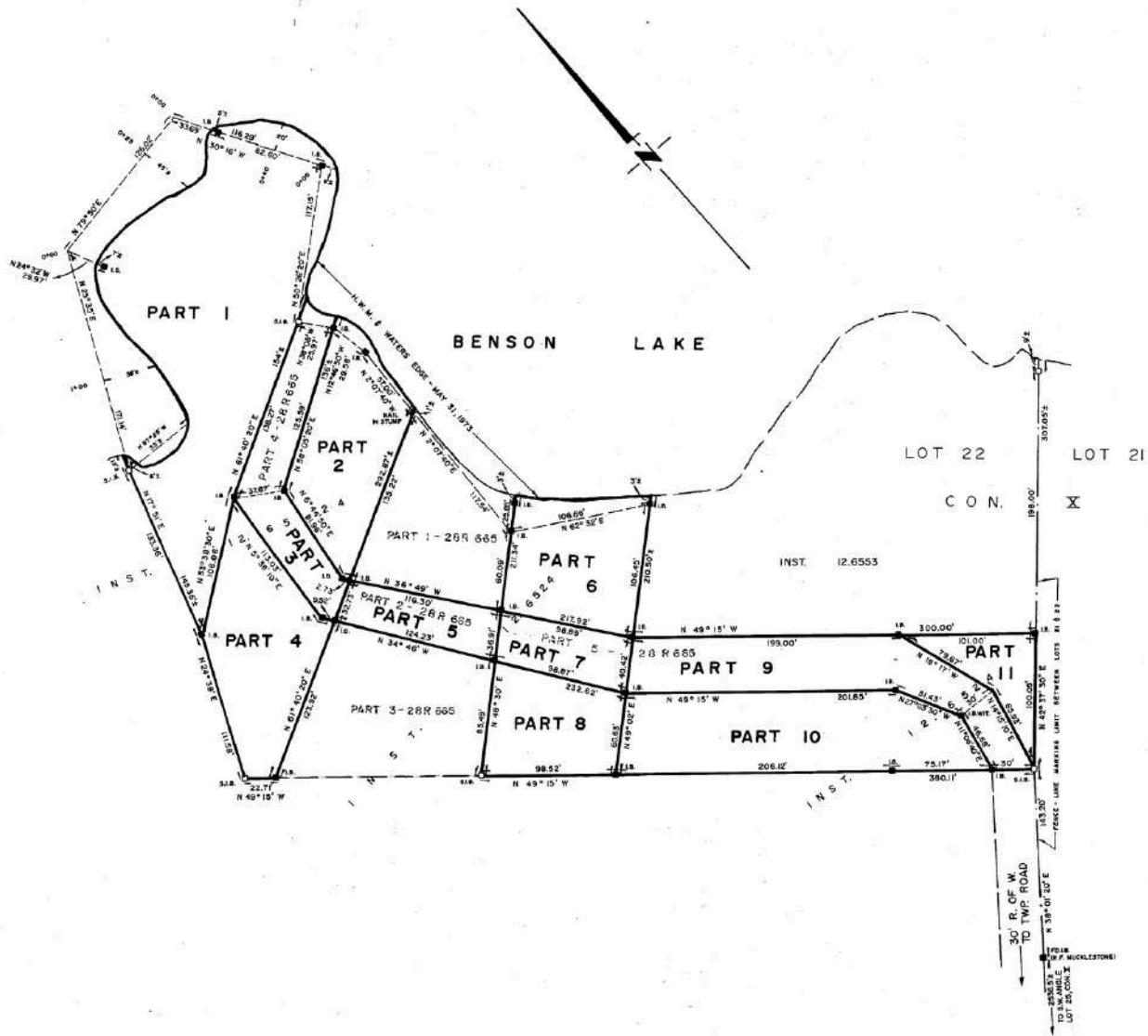
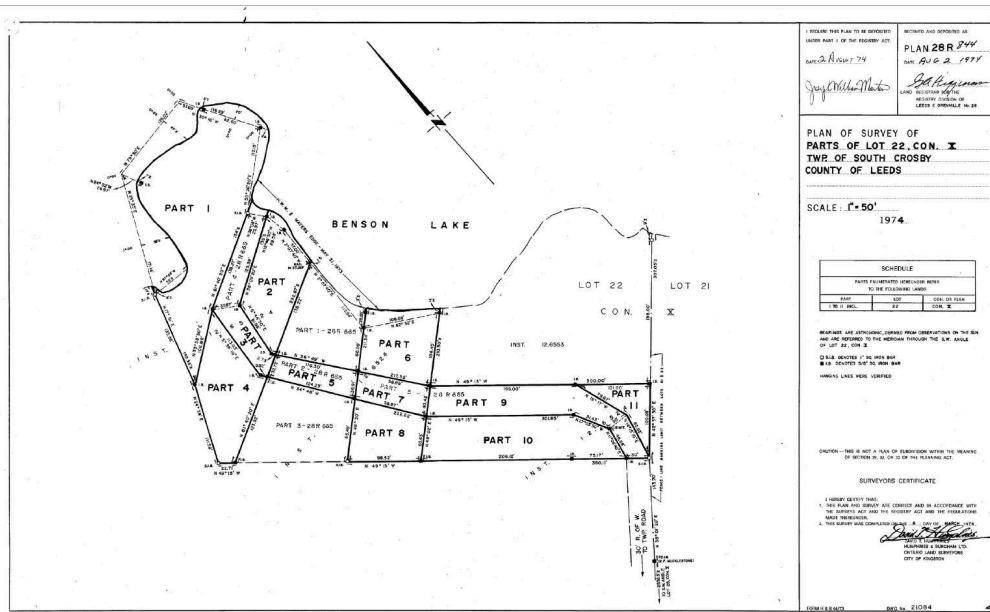
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DECK: 291 sq.ft, 27.04 m²

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SURVEY



INTERACTIVE LINKS

Virtual Tour



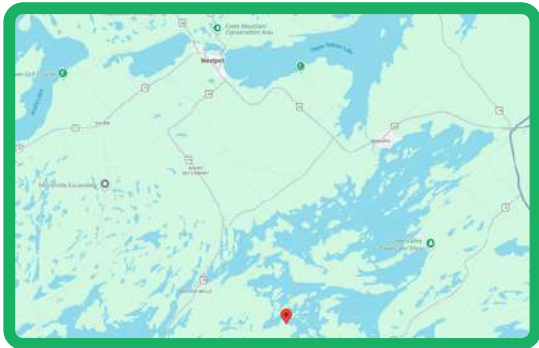
Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=rjFQQsTmG87>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/2ScRdhMoJR8>

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/mC7kuhyEgLEJmXaP9>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/245TaggartLane/>

MLS LISTING



245 Taggart Lane **List: \$585,000 For: Sale**
Rideau Lakes Ontario K0G 1X0
 Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp
 Leeds and Grenville
SPIS: No **Taxes:** \$3,377.60/2026

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
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Mudroom	Main	11.58	x9.32	Vinyl Floor Laundry Sink
2	4th Br	Main	12.96	x8.01	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	x4.49	4 Pc Bath
7	Prim Bdrm	2nd	19.36	x9.84	Broadloom
8	2nd Br	2nd	9.78	x7.74	Broadloom
9	3rd Br	2nd	9.71	x8.04	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



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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