



BRENDON PAUL STITT

Real Estate Agent

REALTY EXECUTIVES REAL ESTATE LTD , Brokerage

Ph: 613-556-0813

"List It with Stitt"

2024-05-08

1757 BENNETT LAKE ROAD, Balderson K0G 1A0

ML#: 1379224



Status: Active
Dist/Neigh: 906- Bathurst/Burgess & Sherbrooke (Bathurst) Twp
Municipality: Bennett Lake
Neigh Name: Bennett Lake
Lot Size: 2000 ' x 0 '
Zoning: Rural Waterfront
Zoning Desc: Rural Waterfront
Legal Desc: PART LOT 8, CONCESSION 11 BATHURST, PART 1 27R6109, EXCEPT PARTS 1 AND 2 ON 27R12049 AND PT LT 8 CON 11 BATHURST; PT LT 9 CON 11 BATHURST ALL BEING PT 7 27R6109 TAY VALLEY TOWNSHIP

List Price: \$960,000
Sub Type: Residential
Fronting: South
Acres: 65.380
IrregSqFt:
Seasonal:

Directions/Remarks

Directions: From Perth, take Highway 511 to Balderson; turn left and take Fallbrook Road; turn right at stop sign and follow Fallbrook to Fall River; turn left on Bennett Lake Road. Property is on left (1757).

Public Remarks: Discover paradise on 65 acres with over 2000 ft of waterfront on Bartlett Bay. Just 20 mins from Perth, this haven boasts a kitchen with island and panoramic views, dining room overlooking the lake, open living room, cozy den, and a spacious deck for outdoor enjoyment. The ground floor features a luxurious primary bedroom with ensuite and walk-in closet, plus a powder room. The basement offers a family room with wood stove, walkout access, two bedrooms, laundry, and ample storage. With a detached garage, barn, and lush, rolling grounds, this property promises serene living with magnificent views. Don't miss this rare opportunity to own a slice of paradise. Whether you're seeking a serene retreat, a private waterfront oasis, or a luxurious family home, this property has it all. Schedule your private tour today and experience the unparalleled beauty and charm of this magnificent property. 24 Irrevocable required on all Offers.

Property Information

Style: Detached
Type: Bungalow(1 Storey)
Total Beds: 3
Total Baths: 3

Builder:
Year Built: 1997/Approx
Model:
#Gar: 1

Beds AG: 1
Beds BG: 2
#Cover: 1
Heat Fuel: Propane, Wood

FB/PR Bths: 2/1
Ensuites: 1
Total Park: 10

Parking Desc: 1 Garage Detached
Heat Desc: Forced Air
Air Conditioning: Central
Water Supply: Drilled Well
Exterior Finish: Stone
Foundation: Poured Concrete
Basement Desc: Full
Floor Covering: Carpet Wall To Wall, Hardwood
Appliances Incl: Dishwasher, Dryer, Hood Fan, Microwave, Refrigerator, Stove, Washer
Feat/Equip Incl: Barn, Storage Shed, Wood Stove
Site Influences: Acreage, Barn, Deck, Lakefront, Walkout, Waterfront, Wooded Area
Neigh Influences: Golf Nearby, Paved Road, Recreation Nearby
Rental Equip: Propane tanks
Secondary Dwelling Unit (SDU):No

Roof:
FP: 1
FP Fuel: Wood
Sewer: Septic Installed
Construction:
Basement Dev: Fully Finished
Fire Retrofit: N/A

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
KITCH	Main	14'1" x 10'10"	LIVRM	Main	17'1" x 20'11"	DINRM	Main	10'2" x 13'5"	OFFICE	Main	10'10" x 10'10"
MBED	Main	18'2" x 13'6"	ENS3PC	Main	14'2" x 6'1"	BATH2	Main	5'10" x 5'10"	BEDRM	Lower	13'1" x 11'2"
BEDRM	Lower	10'0" x 13'3"	BATH3	Lower	12'2" x 7'0"	FAMRMFP	Lower	16'8" x 21'1"	LAUND	Lower	
STORE	Lower	20'9" x 14'8"									

Other Property Information

Assoc/POTL Fee: \$0.00
Taxes/Yr: \$4,000.00/2024
Assmt/Yr:
Survey/Yr:

Multimedia URL: <https://youtu.be/gcJE0PjdqyE>
Add Images URL: <https://www.realtyexecutives.com/agent/realestate/propertydetails/1757-bennett-lake-road-balderson-ontario-k0g1a0-ca>

Office Information

List Office #1: REALTY EXECUTIVES REAL ESTATE LTD, Brokerage

Conditional/Sold/Other Information

FD:
DOM: 68
SRD:

PR:
SD:

CD:
SP:

All rights reserved. Information herein deemed reliable but not guaranteed. Generated on 05/08/2024 12:53:39 PM