



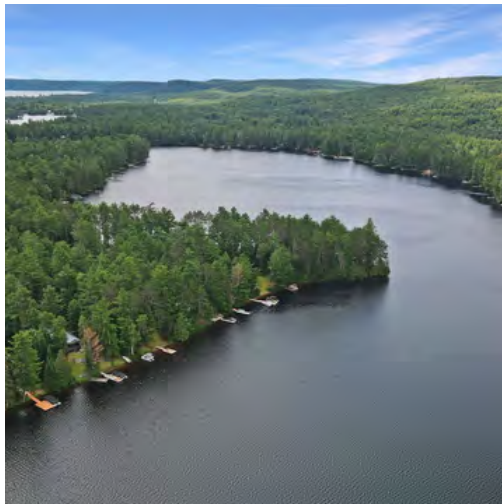
\$924,900

Welcome to 1053 Cheerful Lane
on Benoir Lake, Dysart et al



Vince Duchene

Broker



CONTACT DETAILS:

 705-457-9994  vince@vineduchene.ca
 705-457-0046  troyausten.ca



Rarely does a property of this caliber become available on beautiful Benoir Lake. Set on an exceptional waterfront lot with approximately 750 feet of shoreline, this unique property enjoys frontage on both Benoir Lake and the York River, creating an unmatched setting for privacy, recreation, and breathtaking natural beauty. The level lot is dotted with towering mature trees and features a hard-packed sandy beach with desirable southern and western exposure on the lake, while the York River shoreline offers a peaceful southeastern aspect. Whether you're swimming, launching a canoe, or simply enjoying the waterfront, this property offers endless opportunities to experience the outdoors.

Designed for hosting family and friends, the property includes both a 4-season cottage and a separate guest house, providing plenty of space for everyone to gather. A new septic system, installed in 2014, services both buildings. Over the years, the property has seen numerous updates, including a beautifully renovated main floor in the cottage, an enclosed sunroom, a durable metal roof, and the construction of the guest house in 2014. Benoir Lake forms part of the sought-after Elephant, Baptiste, and Benoir three-lake chain, offering approximately 35 kilometres of connected boating, exceptional fishing, and endless opportunities to explore by water. Paddle up the scenic York River toward Algonquin Park, or take advantage of the nearby ATV and snowmobile trail systems that make this area a true four-season destination.

Conveniently located between Haliburton and Bancroft, you'll enjoy easy access to shopping, restaurants, healthcare services, and other amenities while experiencing one of the region's premier waterfront settings. Whether you're searching for a family retreat or a place to create generations of memories, this remarkable Benoir Lake property is one that rarely comes along.

Property Client Full

1053 Cheerful Lane, Dysart, Ontario K0L 1M1

Listing

[1053 Cheerful Lane Dysart](#)**Active / Residential Freehold / Detached****MLS®#: X13609138****List Price: \$924,900****New Listing****Haliburton/Dysart et al/Harcourt**

Tax Amt/Yr: **\$2,959.46/2026** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PT LT 27 CON 12 HARCOURT AS IN H249689 EXCEPT THE EASEMENT THEREIN; DYSART ET AL**

Style: **Bungalow** Rooms Rooms+: **13+0**
 Fractional Ownership: **5(5+0)**
 Assignment: **Baths (F+H): 2(2+0)**
 Link: **No** SF Range: **1100-1500**
 Storeys: **1.0** SF Source: **LBO Provided**
 Lot Irreg: **0.50 - 1.99**
 Lot Front: **750.00** Fronting On: **S**
 Lot Depth: **391.00** Builder Name:

Lot Size Code: **Feet**Zoning: **WR4L + EP**Dir/Cross St: **ON-118E to Essonville Line to Loop Road to Elephant Lake Road to Cheerful Lane and follow to #1053**PIN #: **391550326**ARN #: **462403000083700**Contact After Exp: **No**Holdover: **0**Survey Year/Type: **Available**Possession: **Flexible**

Possession Date:

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Unfinished, Walk Out**
 Fireplace/Stv: **Yes**
 Fireplace Feat: **Living Room, Wood Stove**
 Interior Feat: **Primary Bedroom - Main Floor, Storage Area, Lockers, Sump Pump, Water Heater Owned, Workbench**

Exterior: **Wood**
 Garage: **No**
 Gar/Gar Spcs: **None/0.0**
 Drive Pk Spcs: **4.00**
 Tot Pk Spcs: **4.00**
 Pool: **None**
 Room Size:
 Rural Services: **Cell Services, Telephone Available, Electrical, Internet High Speed**

Utilities: **No Gas, Hydro, No Sewers, No Cable, Telephone Available**
 Water: **Well**
 Water Supply Type: **Sand Point Well**
 Water Meter:
 Waterfront Feat: **Dock, Winterized**
 Waterfront Struc: **Bunkie**

Heat: **Forced Air**
 Heat Source: **Propane**
 A/C: **/None**
 Central Vac: **No**
 Laundry Lev: **Lower**
 Property Feat: **Beach, Clear View, Hospital, Lake/Pond, Waterfront, Wooded/Treed**

Security Feat: **Smoke Detector**

Well Capacity:
 Well Depth:
 Sewers: **Septic**
 Special Desig: **Other**
 Farm Features:
 Winterized: **Fully**

Exterior Feat: **Deck, Porch Enclosed, Privacy, Year Round Living**

Roof: **Metal**
 Foundation: **Concrete Block**
 Topography: **Level, Partially Cleared, Wooded/Treed**
 Soil Type: **Mixed, Sandy**

Alternate Power: **None**
 Water Name: **Benoir Lake**
 Waterfront Y/N: **Yes**
 Water Struct: **Bunkie**
 Water Frontage: **228.60**
 Water Features: **Dock, Winterized**

Waterfront: **Direct**
 Easements/Restr: **Unknown**

Island YN: **No**

Under Contract:
 Access To Property: **Yr Rnd Private Rd, Municipal Road**

HST App To SP: **Included In**

Shoreline: **Mixed, Sandy**
 Shoreline Road Allowance: **Not Owned**

Shoreline Exposure: **South West**

Docking Type: **Private**
 View:

Water View: **Unobstructive**
 Lot Shape: **Irregular**

Channel Name:
 Lot Size Source: **GeoWarehouse**

Remarks/Directions

Client Rmks: **Rarely does a property of this caliber become available on beautiful Benoit Lake. Set on an exceptional waterfront lot with approximately 750 feet of shoreline, this unique property enjoys frontage on both Benoit Lake and the York River, creating an unmatched setting for privacy, recreation, and breathtaking natural beauty. The level lot is dotted with towering mature trees and features a hard-packed sandy beach with desirable southern and western exposure on the lake, while the York River shoreline offers a peaceful southeastern aspect. Whether you're swimming, launching a canoe, or simply enjoying the waterfront, this property offers endless opportunities to experience the outdoors. Designed for hosting family and friends,**

the property includes both a 4-season cottage and a separate guest house, providing plenty of space for everyone to gather. A new septic system, installed in 2014, services both buildings. Over the years, the property has seen numerous updates, including a beautifully renovated main floor in the cottage, an enclosed sunroom, a durable metal roof, and the construction of the guest house in 2014. Benoir Lake forms part of the sought-after Elephant, Baptiste, and Benoir three-lake chain, offering approximately 35 kilometres of connected boating, exceptional fishing, and endless opportunities to explore by water. Paddle up the scenic York River toward Algonquin Park, or take advantage of the nearby ATV and snowmobile trail systems that make this area a true four-season destination. Conveniently located between Haliburton and Bancroft, you'll enjoy easy access to shopping, restaurants, healthcare services, and other amenities while experiencing one of the region's premier waterfront settings. Whether you're searching for a family retreat or a place to create generations of memories, this remarkable Benoir Lake property is one that rarely comes along.

Inclusions:

Everything as viewed inside both in cottage & bunkie except noted exclusions, Exterior Chairs, umbrellas and tables, BBQ, Docking System, in Basement - Gas powered equipment including chainsaw, log splitter, brush cutter, lawn mower, blower, hand tools

Listing Contracted With: RE/MAX Professionals North

Prepared By: VINCE DUCHENE, Broker

Date Prepared: 07/27/2026

Rooms

MLS® #: X13609138					
Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Sunroom	Main	5.41 M X 2.41 M	17.75 Ft x 7.91 Ft		W/O To Sundeck
Kitchen	Main	2.64 M X 2.44 M	8.66 Ft x 8.01 Ft		Combined w/Dining
Dining Room	Main	4.26 M X 3.04 M	13.98 Ft x 9.97 Ft		Combined w/Kitchen, W/O to Sunroom
Living Room	Main	4.26 M X 4.26 M	13.98 Ft x 13.98 Ft		Combined w/Dining, W/O To Sundeck
Primary Bedroom	Main	4.03 M X 3.42 M	13.22 Ft x 11.22 Ft		
Bedroom	Main	2.99 M X 2.69 M	9.81 Ft x 8.83 Ft		
Bedroom	Main	3.12 M X 2.69 M	10.24 Ft x 8.83 Ft		
Pantry	Main	3.12 M X 1.67 M	10.24 Ft x 5.48 Ft		
Bedroom	Flat	2.79 M X 2.74 M	9.15 Ft x 8.99 Ft		
Bedroom	Flat	2.79 M X 2.74 M	9.15 Ft x 8.99 Ft		
Living Room	Flat	4.54 M X 2.92 M	14.90 Ft x 9.58 Ft		
Bathroom	Main			3	
Bathroom	Main			3	

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Chattels

Included

- Everything as viewed inside both in cottage & bunkie except noted exclusions
- Exterior Chairs
- Umbrellas and tables
- BBQ
- Docking System
- In Basement, Gas powered equipment including:
 - Chainsaw
 - Log splitter
 - Brush cutter
 - Lawn mower
 - Blower
- Hand tools

Excluded

- 2 pink chairs in bunkie
- All outdoor sports equipment (Canoes, kayaks and water ski stuff)

Negotiable:

- 17.5' Bayliner boat and motor related equipment including oars, life jackets etc are excluded



Seller



Buyer

Additional Information

- Annual Hydro Costs: \$1,471.56 +/- includes baseboard heating
- Annual Propane Costs: \$2680.90 (2025)
- Snow Removal: \$1,614.95 (2025/2026 winter)
- **Improvements:**
 - 2010 - Cottage renovation including bathroom, kitchen, floors, sliding door
 - 2011 - Docking system replaced
 - 2011 - New airtight woodstove installed
 - 2014 - Guest House built
 - 2014 - Septic system fully replaced due to guest house
 - 2015 - Sunroom added on the front of the cottage
 - 2018 - Water pump replaced
 - 2018 - Propane hot water tank installed
 - 2018 - Drywall done in the bedrooms of the cottage
 - 2018 - Metal roof and soffits done on the cottage
 - 2026 - Water Filtration System

BUILDING DEPARTMENT

SITE INSPECTION REPORT AND SEWAGE SYSTEM PERMIT

Septic Permit Number: SP 2014-025
Owner: [REDACTED]
Municipal Roll Number: 46-24-030-000-83700-0000
Legal Description: CON 12 PT LOT 27
Address: 1053 CHEERFUL LANE
Date: August 25, 2014

1. Assessment of Property

- | | | | |
|-----------------------------|--|---|---|
| a) Surface drainage | ☒ good | ☐ fair | ☐ poor |
| b) Slope of ground: | ☒ level | ☐ gradual | ☐ steep |
| c) Clearances (horizontal): | ☒ satisfactory | ☐ unsatisfactory | |
| d) Percolation rate: | <u>5</u> min/cm | ☐ measured | ☒ estimated |

2. Decision: On the basis of your application the property is:

- a) Acceptable if system is installed as outlined in item 3 below ☒
b) Not acceptable; Reason recorded under item 3 ☐

An applicant may appeal a decision in writing to:

The Building Code Commission
777 Bay Street, 2nd Floor
Toronto, Ontario M5G 2E5

TEST PIT SOIL CONDITIONS

Depth (metres)	Soil Type
0.0	
0.5	
1.0	
1.5	
Show rock elevation	
Show water table	

3. Approved design of the sewage system includes:

- | | | | |
|--|--|---------------------------------------|------------------------|
| a) Working capacity of septic tank: | <u>5000</u> litres | Holding tank: | <u> </u> litres |
| b) Length of absorption trench required: | <u> </u> metres | | |
| c) Filter bed area: | <u>34</u> sq. m. | Filter sand contact area: | <u>34</u> sq. m. |
| d) Loading rate area: | <u>250</u> sq. m. | 15 metre constructed mantle required: | <u>Native</u> |
| e) Size of system is based on: | <u>5</u> bedrooms and/or <u>20</u> fixture units | | |
| Area of building: | <u>200</u> sq. m. | Commercial details: | <u> </u> |
| Total daily design sewage flow: | <u>2500</u> litres | | |

IF ANY DEVIATION IS NECESSARY, APPROVAL MUST BE OBTAINED PRIOR TO INSTALLATION

Comments: 1. Ensure bottom of stone layer is minimum of 900 mm above the high ground water table.
2. Existing tank must be pumped and removed or backfilled.

NOTE: It is an offence to use a system without a Sewage System Installation Report Permit. In order to issue a Sewage System Installation Report Permit, an inspection prior to the backfilling of your completed system is required. It is the owner's responsibility to ensure that this is done.

This Permit under the Ontario Building Code Act is hereby issued for the proposal outlined in the corresponding application and design submitted for approval.

Inspected by: Matthew Aldom

Date: Aug. 26, 2014

Issued by: Dan Sayers

Chief Building Official, Dan Sayers

Date: Aug 25/14



Handwritten on form 130
(705) 457-1740
Email: tax@dysartol.ga

Group Code:

Interim	2025
Billing Date	January 9, 2025

Mortgage Company						Bill No. 502831		
Roll No. 030-000-83700-0000				Mortgage No.				
Name and Address 6170				Municipal Address/Legal Description				
				1053 CHEERFUL LANE CON 12 PT LOT 27				
Assessment			Municipal Levy		County Levy		Education Levy	
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%)	Amount
RTEP	\$ 366,000.00	Res/Farm Tx:Full - EPubSup	0.00336564	\$ 615.91	0.00252745	\$ 462.52	0.00153000	\$ 279.99
Sub Totals >>>			Municipal Levy	\$ 615.91	County Levy	\$ 462.52	Education Levy	\$ 279.99
Special Charges			Installments		Summary			
By Law #	Description	Amt	Exp Year	Due Date	Amount			
				3/12/2025	\$ 679.42	Sub-Total - Tax Levy		\$ 1,358.42
				4/9/2025	\$ 679.00	Special Charges/Credits		\$ 0.00
						2025 Tax Cap Adjustment		\$ 0.00
						Interim 2025 Levies		\$ 1,358.42
						Past Due Taxes/Credit		\$ 0.00
Total Special Charges			\$ 0.00			Total Amount Due		\$ 1,358.42

The Interim Tax Levy has been calculated as 50% of the previous year's tax levy

From
34914

LOT 26 LOT 27

TOWNSHIP OF BRUTON CONCESSION 1

66'0 ALLOWANCE FOR ROAD (PETERSON ROAD) 66'0

TOWNSHIP OF WARCOURT | CONCESSION XII

Lot 26	Lot 27
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100	100

Lot 27

INST. NO. 17896
FRED H. GRAY

M. EG. 51A

No. 18160

423854

MARIE HERBERT

15'33.47

INST.
DONALD SYONEN

Donna

1

✓ E LINE 2
963124

-CENTRE LINE OF
EXISTING ROADWAY

300'0"

300:0

15427

10723

ROBERT WILLIAM
GROBE
AND
DOROTHY M. GROSE
(JOINT TENANTS)
INST. NO. 25615

SUBJECT

SENT

LAKE

BENOIR

LOT 20

Lot 27

147 27

Lot 28

1970
1537

PRESENT
J. B. Tropanier
ONTARIO LAND SURVEYOR
MINDEN AUGUST 14, 1963.
PLAN REVISED SEPTEMBER 12, 1966 TO INCLUDE
ADDITIONAL LOT
LEGEND:
5/8" SQUARE IRON BARS 24" LONG
PLANTED ARE SHOWN THUS: ----■

1053 Cheerful Lane, Benoir Lake

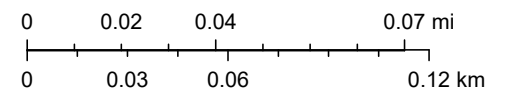


July 17, 2026

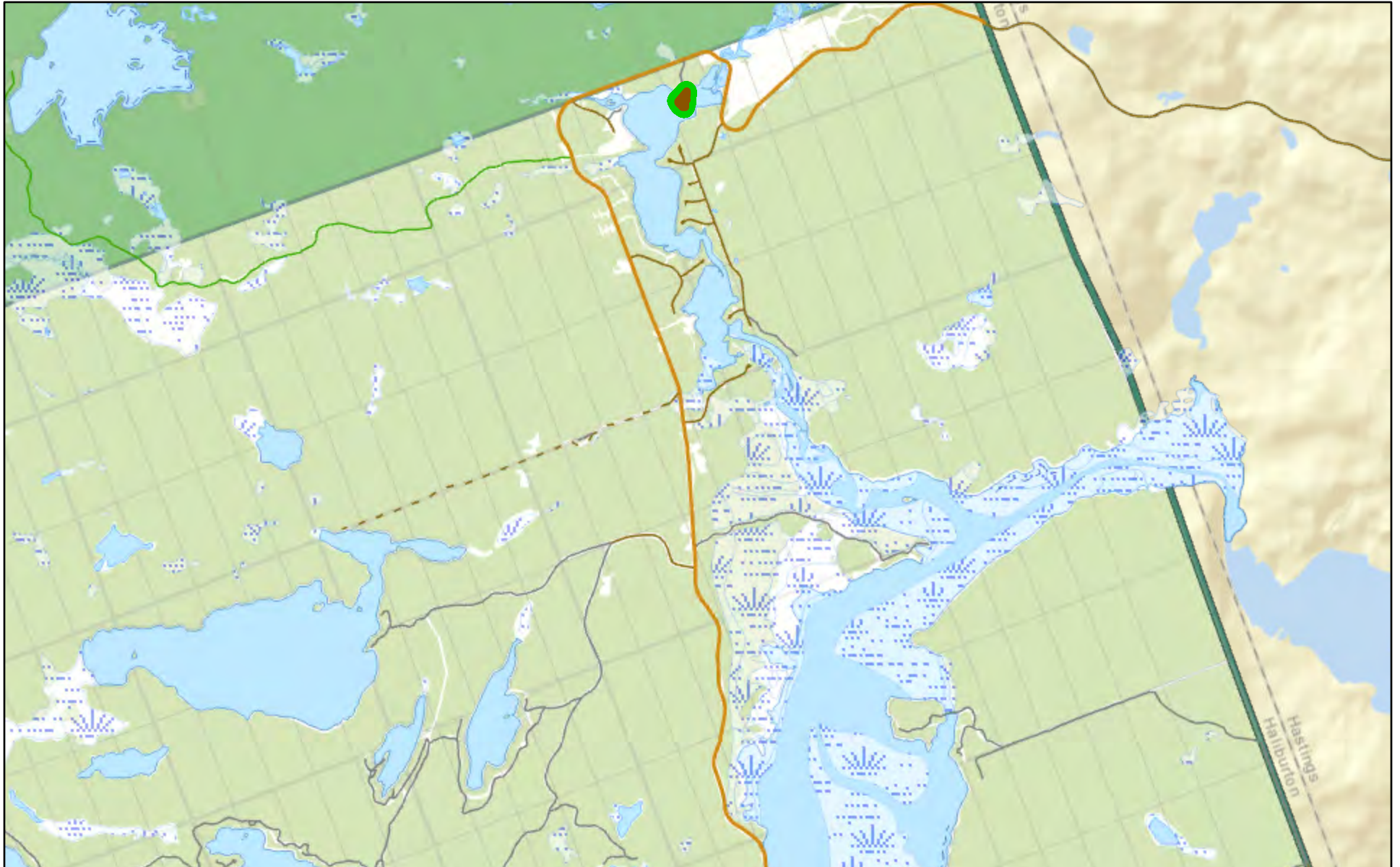
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1053 Cheerful Lane, Benoir Lake



July 17, 2026

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