



268 Crozier Road, Tay Valley, ON

Country property with 5 acres of land and 853 feet of road frontage along the north side of Crozier Road.

This lot has an entrance permit in place as well as electricity service going through the lot. The property is located on a paved township road with a level building site towards the west end of the lot. Ideally located just 15 minutes north of Westport near Bobs Lake and surrounded by Canadian Shield terrain with lakes everywhere.

X12705026

\$ \$125,000

5.06 Acres

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



GURR
REAL ESTATE GROUP

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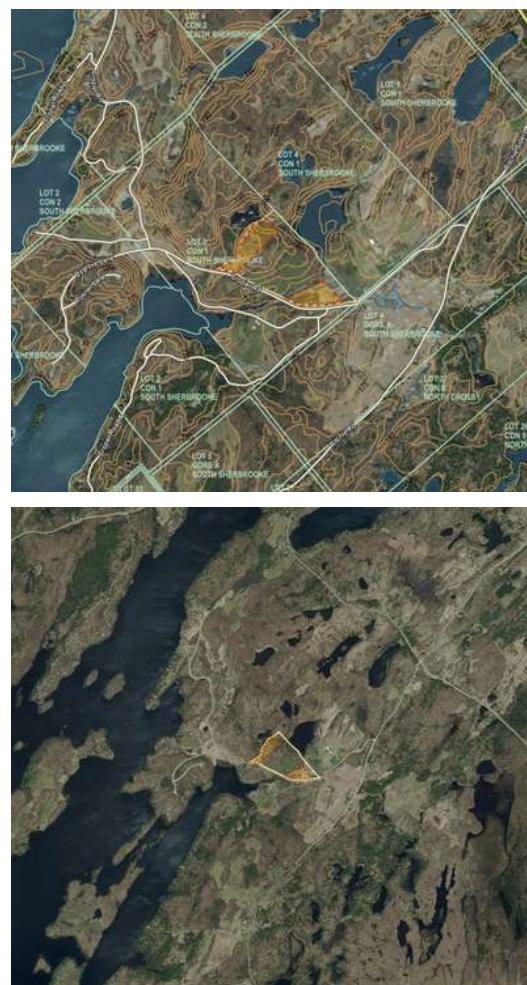
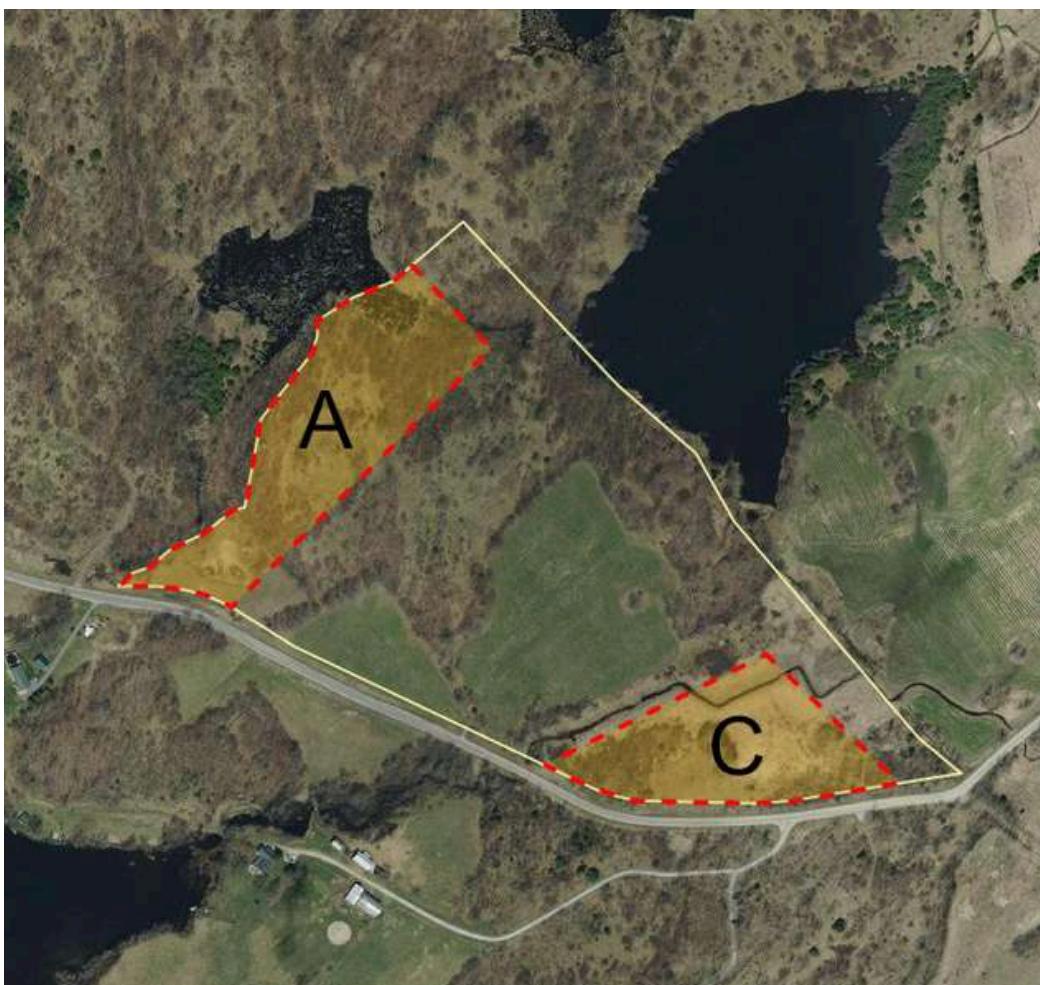
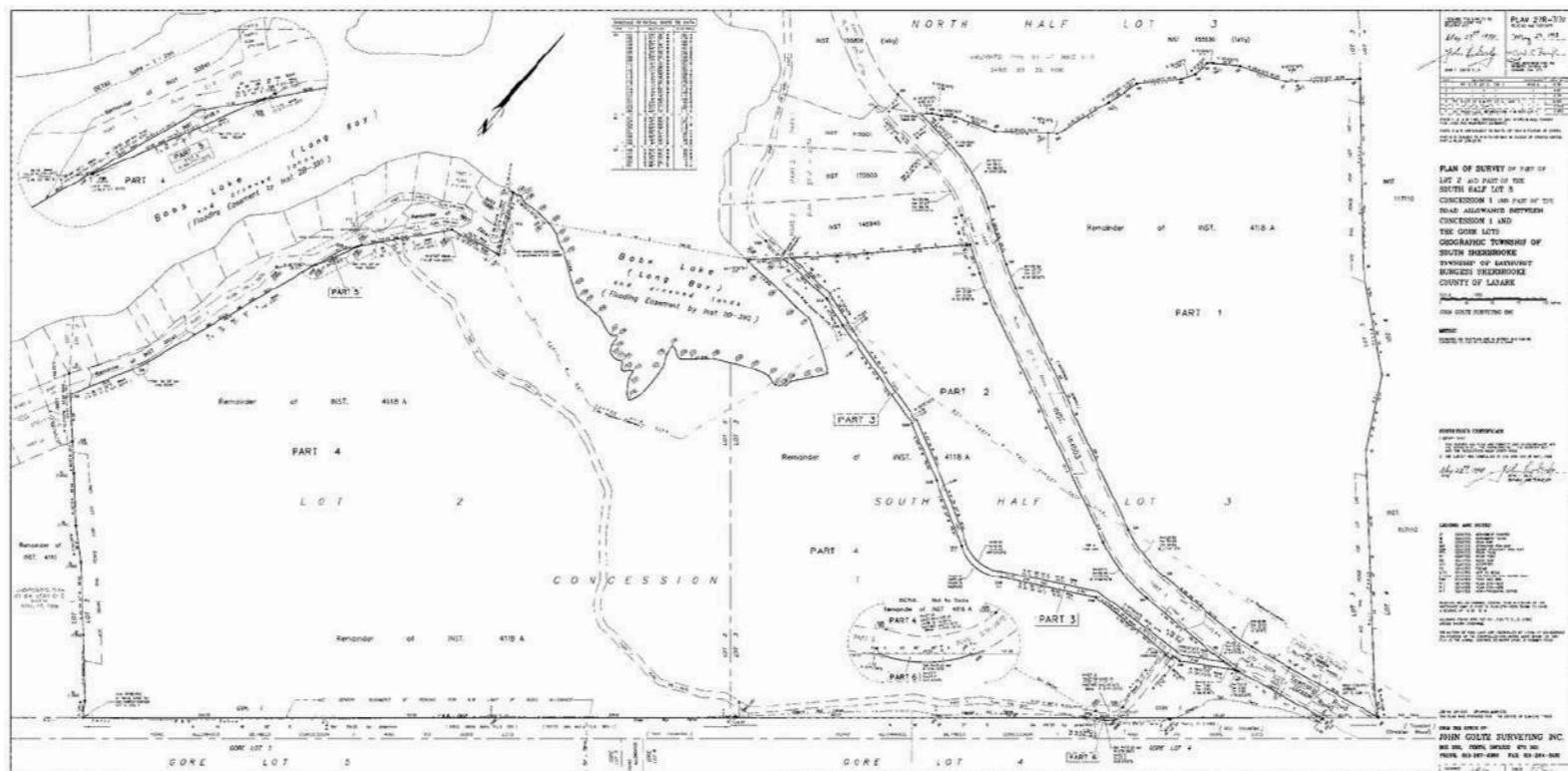
Features

- Country property with 5 acres of land and 853 feet of road frontage along the north side of Crozier Road.
- This lot is in the process of being severed and has an entrance permit in place as well as electricity service going through the lot.
- The property is located on a paved township road with a level building site towards the west end of the lot.
- Ideally located just 15 minutes north of Westport near Bobs Lake and surrounded by Canadian Shield terrain with lakes everywhere.

Directions

- County Road 36 north of Westport, Left on Ritchie Side Road, Right on Crozier Road, Watch for signs on the right hand side.

SURVEY



This information is believed to be accurate but is not warranted. Buyers to verify accuracy of all information.

ENTRANCE PERMIT



ENTRANCE SPECIFICATION SHEET

Application for Entrance Permit Number: 2021-021 (Entrance C)

Applicant's Name: [REDACTED]

Tay Valley Township Road: CROZIER ROAD

Lot 3, Concession 1, Geographic TAY VALLEY TOWNSHIP

Entrance Type: SINGLE RESIDENTIAL

Culverts shall be new: (Select one of the culverts listed below)

1. HDPE (Polyethylene) corrugated pipe 210 KPa stiffness or
2. CSP (Steel) corrugated pipe, minimum 1.6 mm thickness
 - All culverts should have a minimum of 300 mm cover material. All culverts need to have compaction of bedding, side and cover material for lateral support of pipe. All bedding and cover material shall be Granular "A" / "M" material.
 - No curb or headwall shall extend above the surface of the roadway shoulder within a distance of four (4) meters from the edge of the traveled roadway.
 - Finished top of the entrance shall be compacted Granular "A" / "M" material.

Finished Entrance Width	Depth from Ditch to Top of Entrance	Length of Culvert Required	Culvert Diameter	Fill / Cut
5 meters	0.6 meter	9 meters	400 mm	FILL

APPROVED ENTRANCE LOCATION: 78 meters West of Crozier Road A and 400 m East of pin# 399

CONDITIONS OF THIS ENTRANCE

MAINTENANCE OF ENTRANCE:

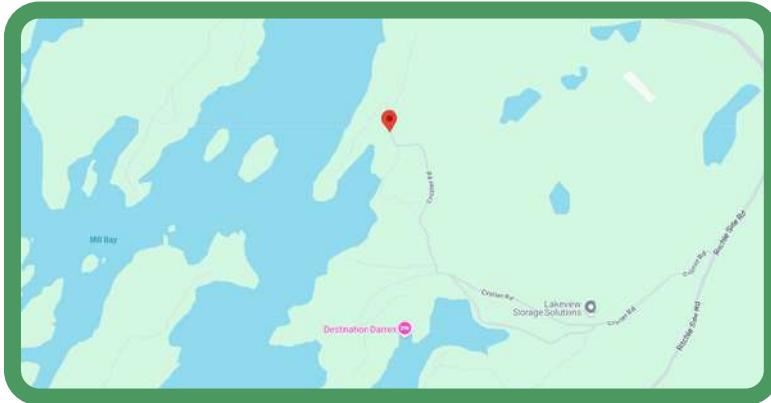
Residents having access to a Township Road are fully responsible for the maintenance of the entrance to their property. Maintenance includes, but is not limited to, the removal of snow and ice, shoulder gravel and winter sand. During the winter, the Township will not clear entrance culverts that have become blocked as a result of improper snow disposal by the resident. Culverts that collapse deteriorate or become unsuitable for proper drainage shall be replaced by the property owner at their expense.

Your approved entrance specification is indicated above.

Changes must be approved by Tay Valley Township Public Works Department.

INTERACTIVE LINKS

Google Maps



Scan the QR Code or Visit:

<https://maps.app.goo.gl/r4JYaHtnhJVF7WYdA>

Video Tour



Scan the QR Code or Visit:

https://youtu.be/R_Zv7UyY-pQ

360 Panorama



Scan the QR Code or Visit:

<https://360panos.org/panos/LotsCCrozier1/>

MLS LISTING

	268 Crozier Rd Tay Valley Ontario K0G 1X0 Tay Valley 905 - Bathurst/Burgess & Sherbrooke (South Sherbrooke) Twp Lanark SPIS: N Taxes: \$673.28/2024 DOM: 152								
	Vacant Land Link: Lot: 825.75 x 485 Feet	Front On: N Acre: 5-9.99 Irreg:	Rms: Bedrooms: 0 Washrooms: 0						
Dir/Cross St: Ritchie Side Road & Crozier Road Directions: County Road 36 north of Westport, Left on Ritchie Side Road, Right on Crozier Road, Watch for signs on the right hand side.									
MLS#: X12705026 PIN#: 052110114 Possession Remarks: TBD									
Kitchens: Fam Rm: N Basement: None Fireplace/Stv: N None Heat: N < 700 A/C: Irregular Central Vac: GeoWarehouse Apx Age: Not Applicable Apx Sqft: Not Applicable Lot Shape: Lot Size Source: Roof: Foundation: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp: Topography: Hilly,Rocky,Wooded/Treed	Exterior: Other Gar/Gar Spcs: None / 0 Park/Drive: None Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 None UFFI: Pool: Energy Cert: Cert Level: GreenPIS: Prop Feat: Lake/Pond, Wooded/Treed Exterior Feat: Privacy,Recreational Area Interior Feat: None	Zoning: RU Cable TV: N Hydro: A Gas: N Phone: N Water: None Water Supply: None Sewer: Unknown Spec Desig: None Farm/Agr: Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Oth Struct: Survey Type: Available							
Access to Property: Municipal Road,Paved Road Docking Type: None Waterfront: None		Easements/Restrict: Unknown Rural Services: Cell Services,Electricity On Road,Telephone Available							
<table border="1"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th>Length (ft)</th> <th>Width (ft)</th> <th>Description</th> </tr> </thead> </table>				#	Room	Level	Length (ft)	Width (ft)	Description
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Client Remks: Country property with 5 acres of land and 825 feet of road frontage along the north side of Crozier Road. This lot has an entrance permit in place as well as electricity service going through the lot. The property is located on a paved township road with a level building site towards the west end of the lot. Ideally located just 15 minutes north of Westport near Bobs Lake and surrounded by Canadian Shield terrain with lakes everywhere.									
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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