



## 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



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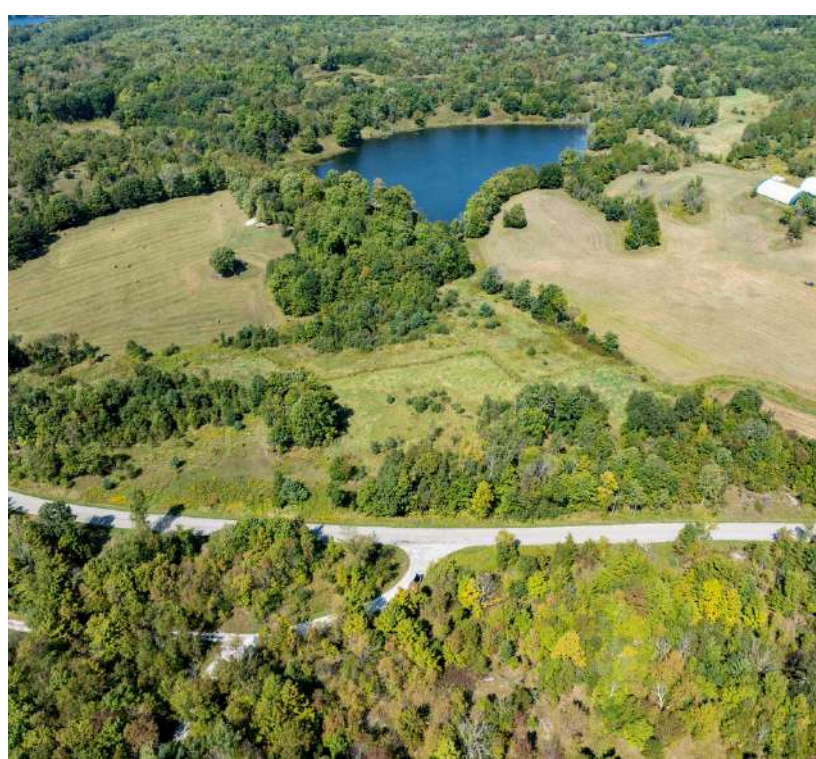
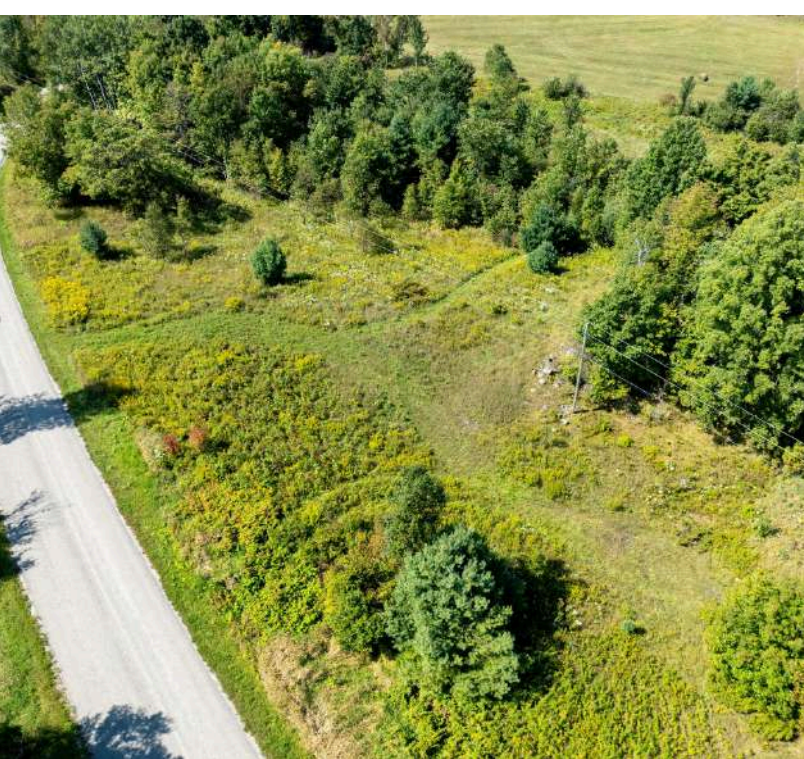


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Tay Valley, ON**

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## Features

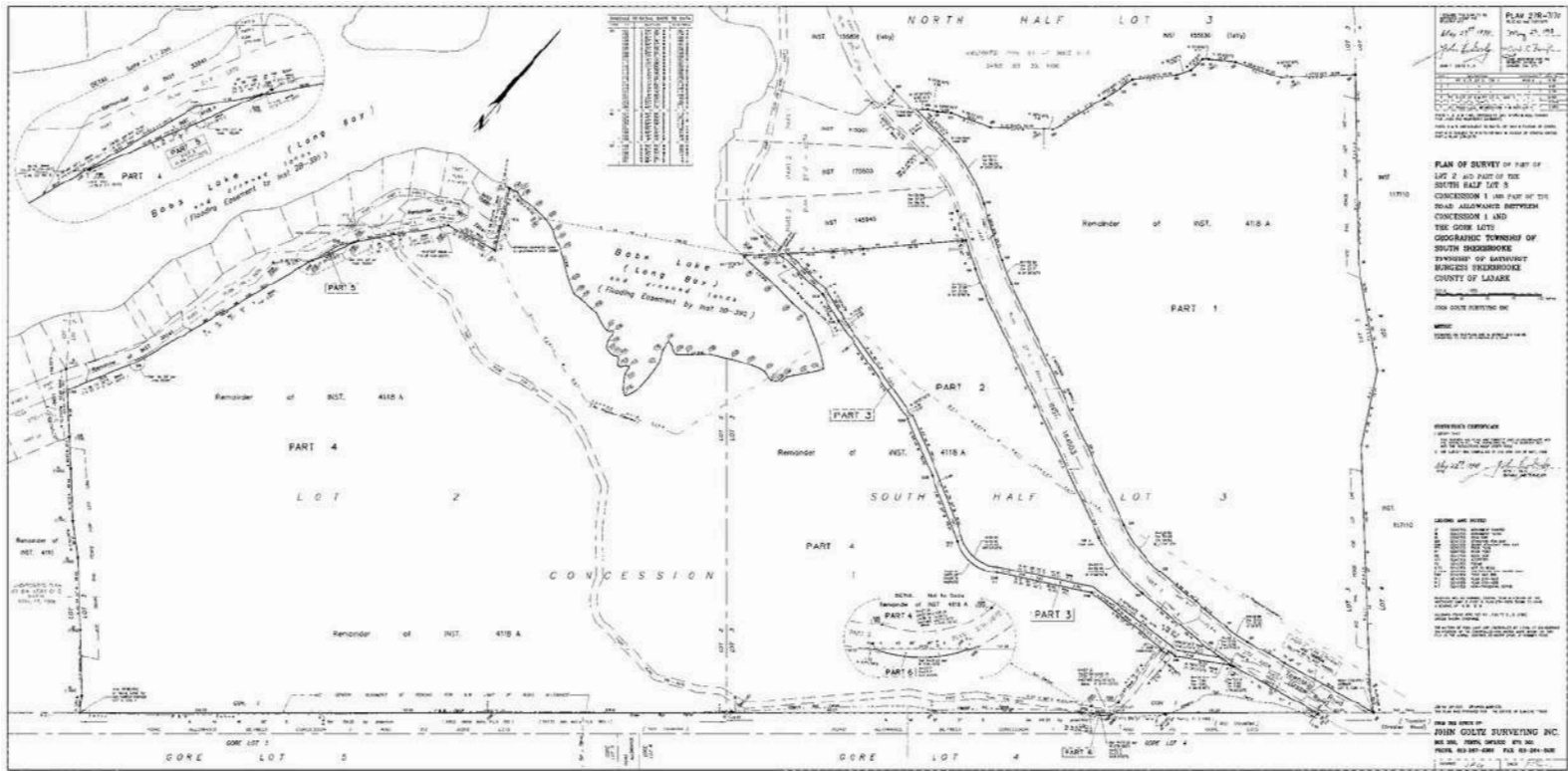
- Country property with 5 acres of land and 853 feet of road frontage along the north side of Crozier Road.
- This lot is in the process of being severed and has an entrance permit in place as well as electricity service going through the lot.
- The property is located on a paved township road with a 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





# 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

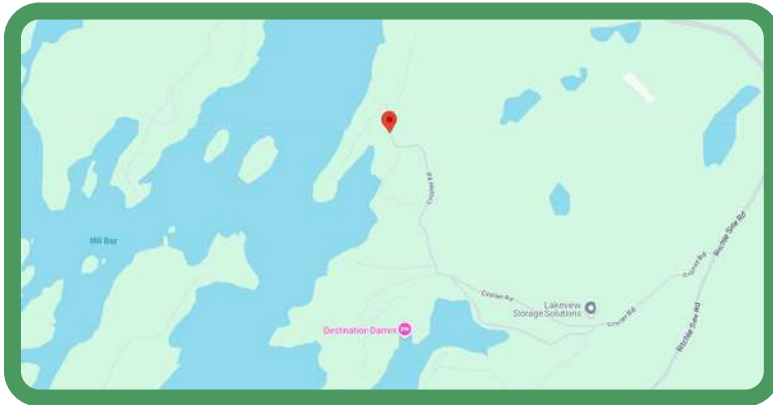
#### MAINTENANCE OF ENTRANCE:

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](https://youtu.be/R_Zv7UyY-pQ)

## 360 Panorama



Scan the QR Code or Visit:

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

# MLS LISTING

	<b>268 Crozier Rd</b> <b>Tay Valley Ontario K0G 1X0</b> Tay Valley 905 - Bathurst/Burgess & Sherbrooke (South Sherbrooke) Twp Lanark <b>SPIS: N</b> <b>Taxes: \$673.28/2024</b> <b>DOM: 152</b>		<b>List: \$105,000 For: Sale</b>		
	Vacant Land <b>Link:</b> <b>Lot:</b> 825.75 x 485 Feet <b>Irreg:</b>	<b>Front On:</b> N <b>Acre:</b> 5-9.99	<b>Rms:</b> <b>Bedrooms:</b> 0 <b>Washrooms:</b> 0		
	<b>Dir/Cross St:</b> Ritchie Side Road & Crozier Road <b>Directions:</b> County Road 36 north of Westport, Left on Ritchie Side Road, Right on Crozier Road, Watch for signs on the right hand side.				
<b>MLS#:</b> X12705026 <b>PIN#:</b> 052110114 <b>Possession Remarks:</b> TBD					
<b>Kitchens:</b> <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N None <b>Heat:</b> N < 700 <b>A/C:</b> Irregular <b>Central Vac:</b> GeoWarehouse <b>Apx Age:</b> Not Applicable <b>Apx Sqft:</b> Not Applicable <b>Lot Shape:</b> <b>Lot Size Source:</b> <b>Roof:</b> <b>Foundation:</b> <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> <b>Phys Hdcap-Eqp:</b> <b>Topography:</b> Hilly,Rocky,Wooded/Treed	<b>Exterior:</b> Other <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> None <b>Drive:</b> None <b>Drive Park Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0 None <b>UFFI:</b> <b>Pool:</b> <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Lake/Pond, Wooded/Treed <b>Exterior Feat:</b> Privacy,Recreational Area <b>Interior Feat:</b> None	<b>Zoning:</b> RU <b>Cable TV:</b> N <b>Hydro:</b> A <b>Gas:</b> N <b>Phone:</b> N <b>Water:</b> None <b>Water Supply:</b> None <b>Sewer:</b> Unknown <b>Spec Desig:</b> None <b>Farm/Agr:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to:</b> Not Subject to HST <b>Sale Price:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Available			
<b>Access to Property:</b> Municipal Road,Paved Road <b>Docking Type:</b> None <b>Waterfront:</b> None		<b>Easements/Restrict:</b> Unknown <b>Rural Services:</b> Cell Services,Electricity On Road,Telephone Available			
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>
<b>Client Remks:</b> 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.					
<b>Listing Contracted With:</b> ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE <b>Ph:</b> 613-273-9595					





## Questions? Contact us:

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



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*Your Total Real Estate Package!*