



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
List: \$105,000 For: Sale
Vacant Land
Link: **Front On:** N **Rms:**
Acre: 5-9.99 **Bedrooms:** 0
Washrooms: 0
Lot: 825.75 x 485 Feet **Irreg:**
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#: X12008430 **PIN#:** 052110114
Possession Remarks: TBD

Kitchens: Fam Rm: N Basement: None Fireplace/Stv: N Heat: A/C: None Central Vac: N Apx Age: Apx Sqft: < 700 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Not Applicable Foundation: Not Applicable Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Other Gar/Gar Spcs: None / 0 Park/Drive: None Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None 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: Sewer: None Spec Desig: Unknown Farm/Agr: Waterfront: None Retirement: HST Applicable to Not Subject to HST Sale Price: Oth Struct: Survey Type: Available
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Topography: Hilly,Rocky,Wooded/Treed **Easements/Restrict:** Unknown
Access to Property: Municipal Road,Paved Road **Rural Services:**
Docking Type: None Cell Services,Electricity On Road,Telephone Available
Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description
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					