



**268 Crozier Rd** **List: \$125,000 For: Sale**  
**Tay Valley Ontario K0G 1X0**  
 Tay Valley 905 - Bathurst/Burgess & Sherbrooke (South Sherbrooke) Twp Lanark  
**SPIS: N** **Taxes: \$673.28/2024** **DOM: 4**

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Vacant Land **Front On: N** **Rms:**  
**Link:** **Acre: 5-9.99** **Bedrooms: 0**  
**Washrooms: 0**

**Lot: 825.75 x 485 Feet Irreg:**  
**Dir/Cross St: Ritchie Side Road & Crozier Road**

**MLS#: X12008430** **PIN#: 052110114**  
**Possession Remarks: TBD**

<b>Kitchens:</b>		<b>Exterior:</b> Other	<b>Zoning:</b> RU
<b>Fam Rm:</b> N		<b>Drive:</b> None	<b>Cable TV:</b> N
<b>Basement:</b> None		<b>Gar/Gar Spcs:</b> None / 0	<b>Hydro:</b> A
<b>Fireplace/Stv:</b> N		<b>Drive Park Spcs:</b> 0	<b>Gas:</b> N
<b>Heat:</b>		<b>Tot Prk Spcs:</b> 0	<b>Phone:</b> N
<b>A/C:</b> None		<b>UFFI:</b>	<b>Water:</b> None
<b>Central Vac:</b> N		<b>Pool:</b> None	<b>Water Supply:</b>
<b>Apx Age:</b>		<b>Energy Cert:</b>	<b>Sewer:</b> None
<b>Apx Sqft:</b>		<b>Cert Level:</b>	<b>Spec Desig:</b> Unknown
<b>Assessment:</b>		<b>GreenPIS:</b>	<b>Farm/Agr:</b>
<b>POTL:</b>		<b>Prop Feat:</b> Lake/Pond, Wooded/Treed	<b>Waterfront:</b> None
<b>POTL Mo Fee:</b>			<b>Retirement:</b>
<b>Elevator/Lift:</b>			<b>Oth Struct:</b>
<b>Laundry Lev:</b>			
<b>Phys Hdcap-Eqp:</b>			

**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
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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.

**Extras:**  
**Listing Contracted With:** ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE **Ph:** 613-273-9595