

	268 Crozier Rd Tay Valley Ontario K0G 1X0 Tay Valley 905 - Bathurst/Burgess & Sherbrooke (South Sherbrooke) Twp Lanark SPIS: N Taxes: \$0/2026 DOM: 0 List: \$125,000 For: Sale		
	Vacant Land Link:	Front On: N Acre: 5-9.99	Rms: 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#: X12705026 PIN#: 052110114 Possession Remarks: TBD Legal: PT LT 3 CON 1 SOUTH SHERBROOKE PT 1 27R7170 ; TWP OF BATH BURG SHERB			
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 Type: None Sewer: None Spec Desig: Unknown Farm/Agr: Waterfront: None Retirement: HST Applicable to Not Subject to HST Sale Price: Oth Struct: Survey Type: Available	
Topography: Hilly, Rocky, Wooded/Treed Access to Property: Municipal Road, Paved Road Docking Type: None Waterfront: None		Easements/Restrict: Unknown Rural Services: Cell Services, Electricity On Road, Telephone Available	
#	Room	Level	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			