



406 Crozier Rd, Tay Valley, ON

Vacant land parcel near Bobs Lake with 5 acres of land and 262 feet of road frontage along the north side of Crozier Road.

This lot has an entrance permit in place and is located on a paved township road with hydro nearby along the road. A sandy ridge runs along the road with a level site behind the ridge that could be a great potential building site. Another building site could be from an elevated point further back on the property, giving seasonal views of Bobs Lake across the road and possibly views of a small lake that is located behind the lot. This property is in a great rural location, just 15 minutes north of Westport and in the heart of lake country.

X12705022

\$ \$155,000

5.46 Acres

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



GURR
REAL ESTATE GROUP

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Tay Valley, ON**

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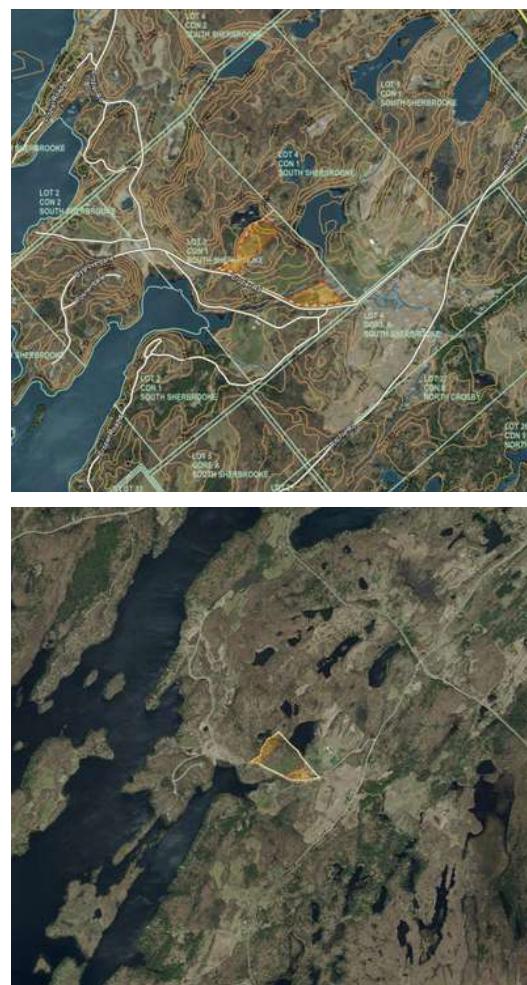
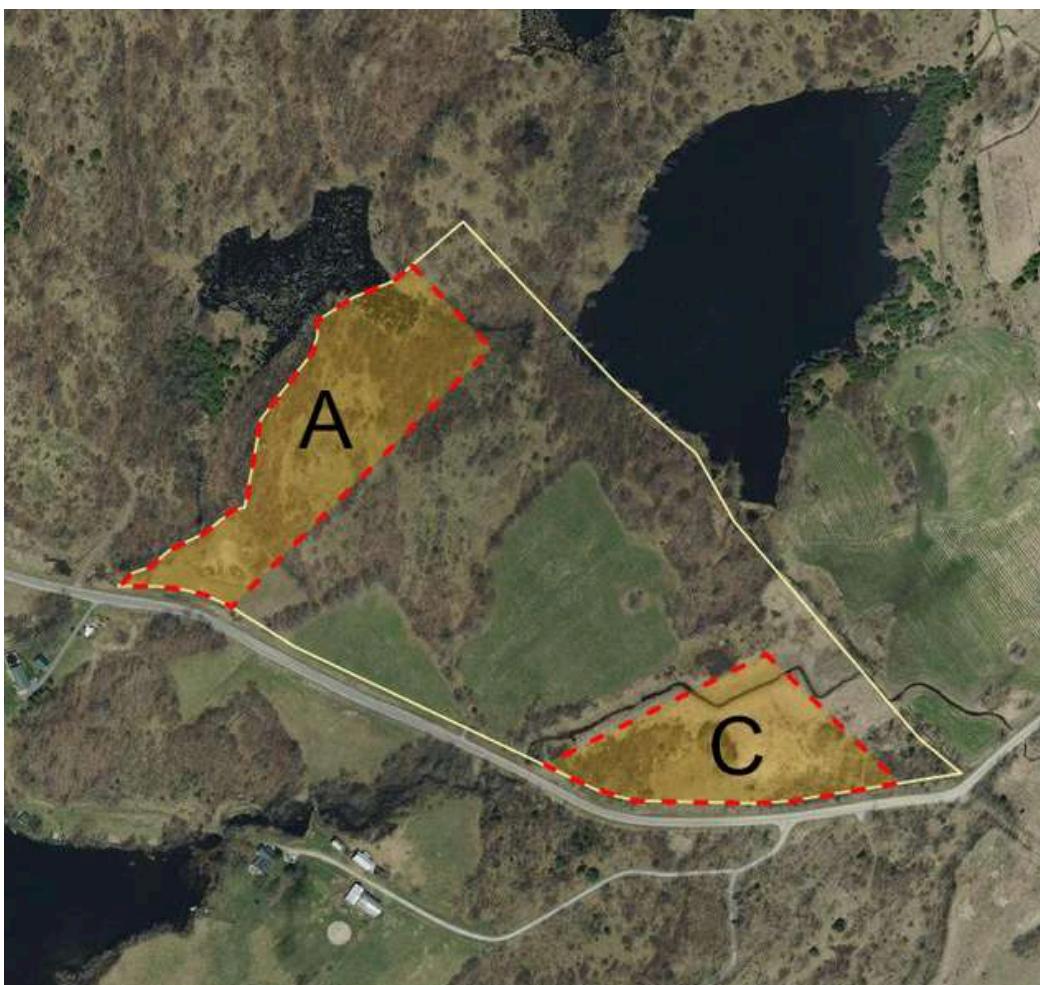
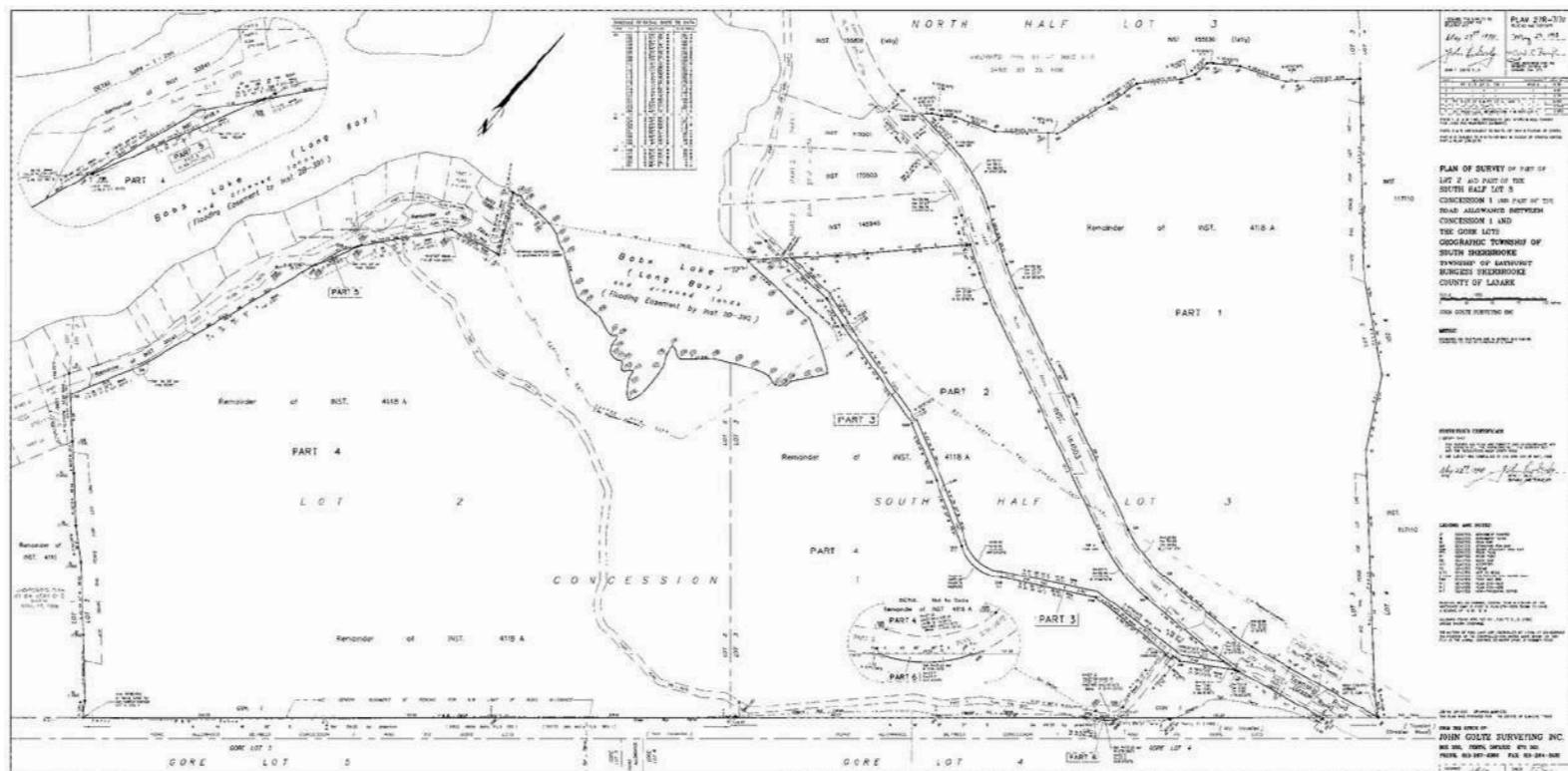
Features

- Vacant land parcel near Bobs Lake with 5 acres of land and 262 feet of road frontage along the north side of Crozier Road.
- This lot has an entrance permit in place and is in the process of being severed.
- The property is located on a paved township road with hydro nearby along the road.
- A sandy ridge runs along the road with a level site behind the ridge that could be a great potential building site. Another building site could be from an elevated point further back on the property, giving seasonal views of Bobs Lake across the road and possibly views of a small lake that is located behind the lot.
- This property is in a great rural location, just 15 minutes north of Westport and in the heart of lake country.

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: 2021-019 (entrance a)

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	3 meter	15 meters	400 mm	FILL

APPROVED ENTRANCE LOCATION: 5 m East of pin# 405 and 31 m West of pin #410

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/SfJb3svPxxxq2ERXA>

Video Tour



Scan the QR Code or Visit:

<https://youtu.be/YwYCk6pkhvs>

360 Panorama



Scan the QR Code or Visit:

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

MLS LISTING

	406 Crozier Rd Tay Valley Ontario K0G 1X0 Tay Valley 905 - Bathurst/Burgess & Sherbrooke (South Sherbrooke) Twp Lanark SPIS: N Taxes: \$0/2026 Front On: N Acre: 5.9.99 Link: Rms: Lot: 279.19 x 853 Feet Irreg: Bedrooms: 0 Washrooms: 0	List: \$155,000 For: Sale DOM: 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#: X12705022 PIN#: 052110114 Possession Remarks: TBD Legal: LT 3 CON 1 SOUTH SHERBROOKE PT 1 27R7170 ; TWP OF BATH BURG SHERB										
Kitchens: Fam Rm: Basement: Fireplace/Stv: Heat: A/C: Central Vac: N Apx Age: Apx Sqft: < 700 Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp: Access to Property: Year Round Municipal Road		Exterior: Gar/Gar Spcs: None Park/Drive: Drive: Drive Park Spcs: Tot Prk Spcs: UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Wooded/Treed Interior Feat: None								
Waterfront: None		Zoning: Cable TV: N Hydro: A Gas: N Phone: A Water: None Water Supply Type: Sewer: Other Spec Desig: Unknown Farm/Agr: Waterfront: None Retirement: HST Applicable to Not Subject to HST Sale Price: Oth Struct: Survey Type: Unknown								
Easements/Restrict: Unknown Rural Services: Electricity On Road, Recycling Pickup										
<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
#	Room	Level	Length (ft)	Width (ft)	Description					
Client Remks: Vacant land parcel near Bobs Lake with 5 acres of land and 279 feet of road frontage along the north side of Crozier Road. This lot has an entrance permit in place and is in the process of being severed. The property is located on a paved township road with hydro nearby along the road. A sandy ridge runs along the road with a level site behind the ridge that could be a great potential building site. Another building site could be from an elevated point further back on the property, giving seasonal views of Bobs Lake across the road and possibly views of a small lake that is located behind the lot. This property is in a great rural location, just 15 minutes north of Westport and in the heart of lake country.										
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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