



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.

X12008697

\$ \$155,000

5.46 Acres

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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(613) 273-9595



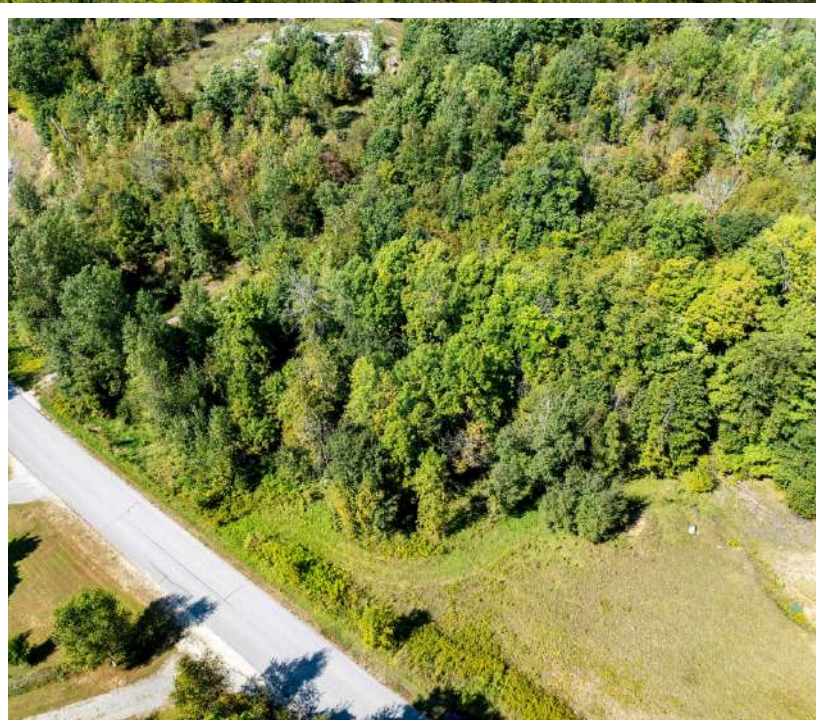
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Table of Contents

**406 Crozier Rd
Tay Valley, ON**

Features	3
Survey	4
Entrance Permit	5
Interactive Links	6
MLS Listing	7
Contact Information	8



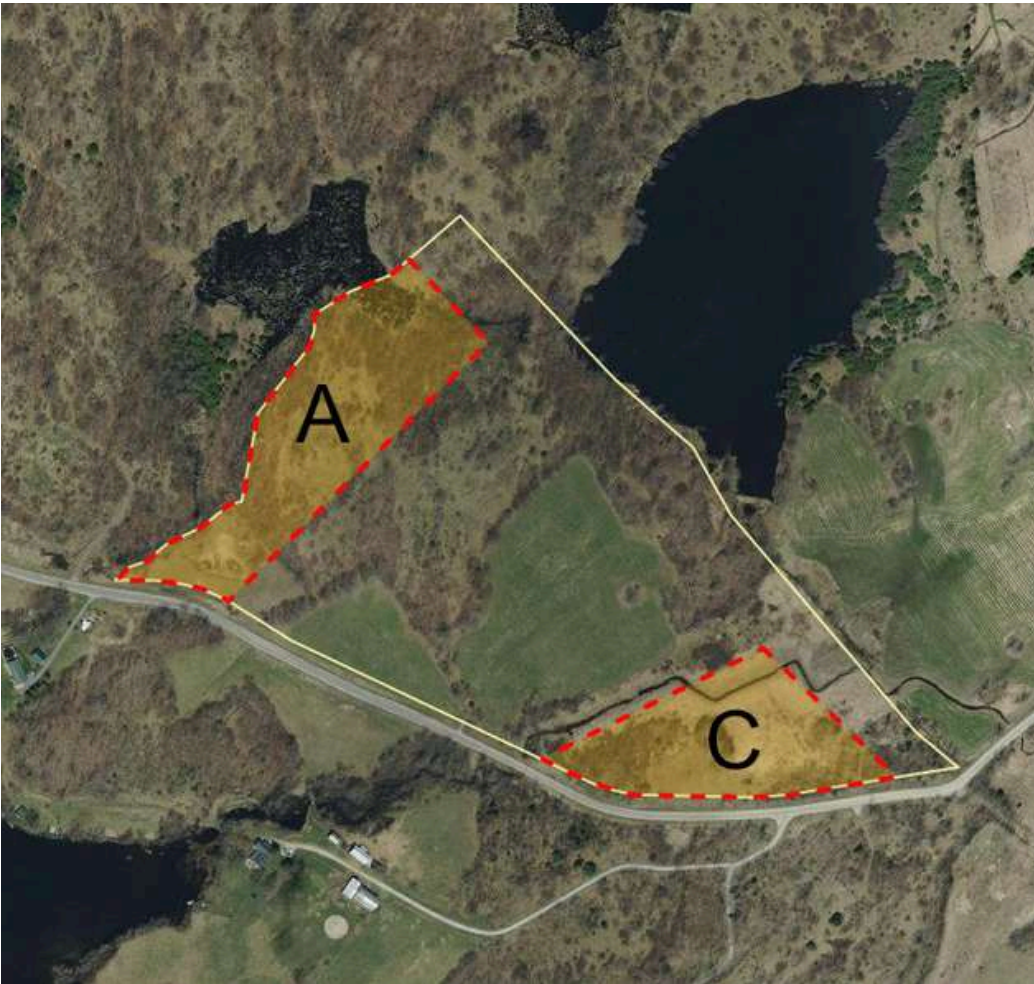
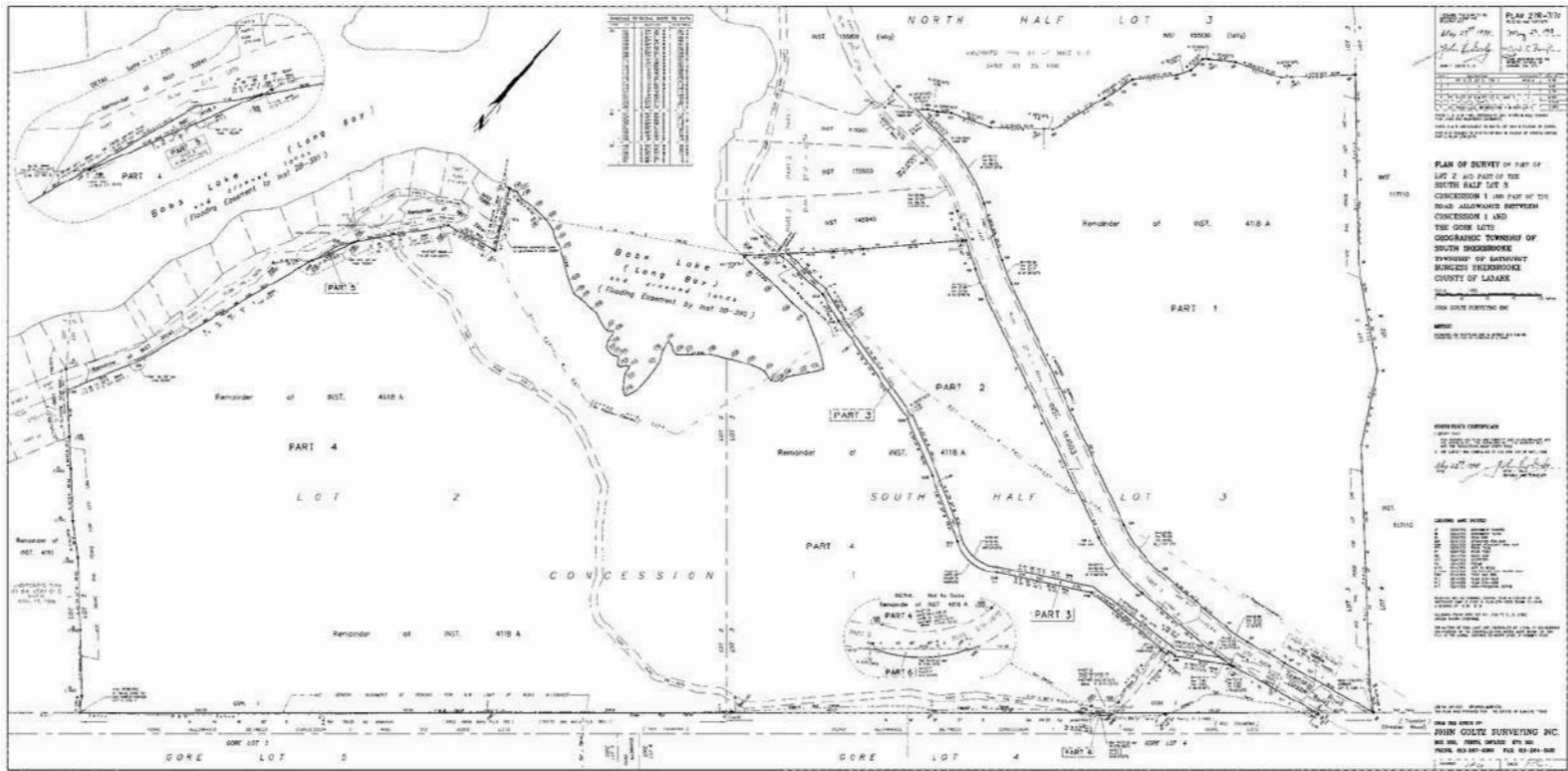
Features

- 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



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 **List: \$155,000 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**

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

Lot: 279.19 x 853 Feet Irreg:
Dir/Cross St:
 County Road 36 north of Westport, Left on Ritchie Side Road, Right on Crozier Road, Watch for signs on the right hand side.

MLS#: X12008697 **PIN#: 052110114**

Possession Remarks: TBD

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

Easements/Restrict: Unknown

Waterfront: None

Rural Services: Electricity On Road, Recycling Pickup

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

Extras:

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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Your Total Real Estate Package!