



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

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
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					