



<b>406 Crozier Rd</b> <b>Tay Valley Ontario K0G 1X0</b> Tay Valley 905 - Bathurst/Burgess & Sherbrooke (South Sherbrooke) Twp Lanark <b>SPIS: N      Taxes: \$0/2026      DOM: 0</b>		
<b>List: \$155,000 For: Sale</b> Vacant Land <b>Link:</b>	<b>Front On: N</b> <b>Acre: 5-9.99</b>	<b>Rms:</b> <b>Bedrooms: 0</b> <b>Washrooms: 0</b>
<b>Lot: 279.19 x 853 Feet Irreg:</b> <b>Dir/Cross St: Ritchie Side Road &amp; Crozier Road</b> <b>Directions:</b> County Road 36 north of Westport, Left on Ritchie Side Road, Right on Crozier Road, Watch for signs on the right hand side.		

<b>MLS#:</b> X12705022	<b>PIN#:</b> 052110114
<b>Possession Remarks:</b> TBD	
<b>Legal:</b> LT 3 CON 1 SOUTH SHERBROOKE PT 1 27R7170 ; TWP OF BATH BURG SHERB	

<b>Kitchens:</b> <b>Fam Rm:</b> <b>Basement:</b> <b>Fireplace/Stv:</b> <b>Heat:</b> <b>A/C:</b> <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> < 700 <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> <b>Gar/Gar Spcs:</b> None <b>Park/Drive:</b> <b>Drive:</b> <b>Drive Park Spcs:</b> <b>Tot Prk Spcs:</b> <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Wooded/Treed <b>Interior Feat:</b> None	<b>Zoning:</b> <b>Cable TV:</b> N <b>Hydro:</b> A <b>Gas:</b> N <b>Phone:</b> A <b>Water:</b> None <b>Water Supply Type:</b> <b>Sewer:</b> Other <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> None <b>Retirement:</b> <b>HST Applicable to:</b> Not Subject to HST <b>Sale Price:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Unknown
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<b>Access to Property:</b> Year Round Municipal Road	<b>Easements/Restrict:</b> Unknown
<b>Waterfront:</b> None	<b>Rural Services:</b> Electricity On Road, Recycling Pickup

#	Room	Level	Length (ft)	Width (ft)	Description
<b>Client Remks:</b> 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.					
<b>Listing Contracted With:</b> ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE <b>Ph:</b> 613-273-9595					