



406 Crozier Rd Tay Valley Ontario K0G 1X0 Tay Valley 905 - Bathurst/Burgess & Sherbrooke (South Sherbrooke) Twp Lanark SPIS: N Taxes: \$0/2026				List: \$155,000 For: Sale						
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: 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:	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	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								
Access to Property: Year Round Municipal Road		Easements/Restrict: Unknown								
Waterfront: None										
Rural Services: Electricity On Road, Recycling Pickup										
<table border="1"> <thead> <tr> <th>#</th> <th><u>Room</u></th> <th><u>Level</u></th> <th><u>Length (ft)</u></th> <th><u>Width (ft)</u></th> <th><u>Description</u></th> </tr> </thead> </table>					#	<u>Room</u>	<u>Level</u>	<u>Length (ft)</u>	<u>Width (ft)</u>	<u>Description</u>
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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.										
Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE Ph: 613-273-9595										