

Secluded 6.4-Acre Property with Well & Hydro



568 Ritchie Side Road, Tay Valley, ON

Bring your ideas and vision to this property!

This property consists of 6.4 acres of land with an older small concrete block building in place. The land has open areas, mature bush and rock outcrops. The building was used as a residence in the past but has fallen into disrepair. There is a well on the property and hydro is currently hooked up to the existing structure. This property could be a perfect spot to build your new home or convert the old block building into a workshop. Located north of Westport in the heart of lake country with many lakes nearby for fishing or boating opportunities. The town of Perth is to the north for access to all amenities or head south to Westport for great shopping, dining and entertainment. Property being sold in 'as is' condition.

X12604462

\$ \$170,000

1 Bedrooms

1 Bathroom

6.48 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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Tay Valley, ON**

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Features

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- This property could be a perfect spot to build your new home or convert the old block building into a workshop.
- Located north of Westport in the heart of lake country with many lakes nearby for fishing or boating opportunities. The town of Perth is to the north for access to all amenities or head south to Westport for great shopping, dining and entertainment.
- Property being sold in 'as is' condition.

Directions

- Mountain Road north of Westport, left on Ritchie Road, property on right.

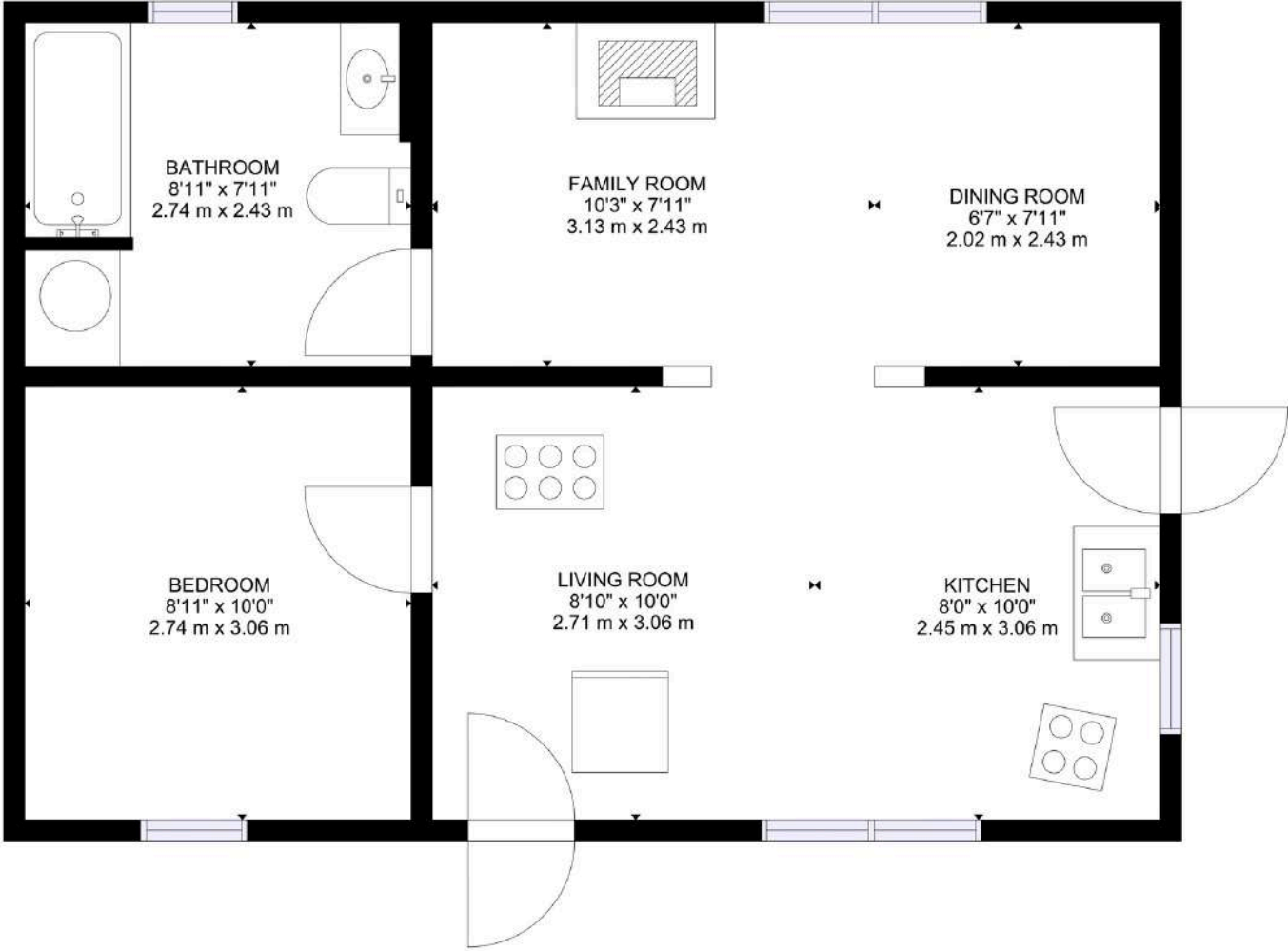
GALLERY



FLOOR PLAN



FLOOR PLAN



GROSS INTERNAL AREA
TOTAL: 488 sq.ft, 45 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

AERIAL IMAGES



SEPTIC DOCUMENTS 1/2

1, 2, 3, 4, 5, 6 SEWAGE SYSTEMS

APPLICATION NO.
5148688

INSPECTION DETAILS	TIME 10¹⁵ AM	DATE June 23/88	WEATHER Cloudy
REPRESENTING	THE OWNER	THE INSTALLER T. Manton	

1. Work authorized by the Certificate of Approval has been satisfactorily completed and includes:

a) Septic tank/~~holding tank~~ of working capacity of **600** Imp. Gals. constructed of steel concrete fibreglass on site or prefabricated to serve **2** (no. of bedrooms or units).

MAKE AND MODEL
 IF PREFABRICATED TANK **ANCHOR**

b) Leaching bed of total **62** lineal feet of **3** inch diameter distribution pipe of **PVC**
(type and product description e.g. manufacturer(s) and material of which pipe is made) laid
in 4 x 4 runs and fed by **GRAVITY** (gravity, siphon, pump).

c) Proprietary Aerobic System: (Manufacturer) _____ (Model) _____

d) Other details **LONG AREA 4.2 X 5.9m**

2. Location _____
If located other than in (a) use space below for sketch and dimensions from permanent points of reference sufficient to facilitate future location of tank and leaching bed including orientation of pipe runs.

3. The following work remains to be completed:—

Backfill System and Complete Finish Grading to Shed Run-off and Divert Water Around Leaching Bed

Stabilize All Sloped Surfaces Other _____

USE PERMIT

Under Section 67 of the Environmental Protection Act, and subject to the provisions of the Act and Regulations a Permit is hereby issued to (Owner) **ANNIE PALMER** for the use and operation of the **1 1/2" m** sewage system constructed/installed/enlarged/extended/alterred pursuant to the Certificate of Approval issued under the above application number in accordance with the application and Certificate of Approval with any changes indicated above and located on Lot **5** Concession **1** Ward/Township/Municipality **SHERBROOKE** Region/District/County **LAMBTON** Plan No. _____ Sub-Lot No. _____

INSPECTED AND RECOMMENDED BY [Signature]	PERMIT ISSUED BY [Signature] DIRECTOR	DATE ISSUED June 24/88
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Note: Section 64(a) of the Act provides that no change can be made to any building(s) or structure(s) in connection with which this sewage system is used, if the operation or effectiveness of the sewage system will or is likely to be affected by the change, unless a new Certificate of Approval is obtained. Section 121 of the Act provides that an applicant for a permit may appeal a decision to refuse to issue a permit. Written notice of appeal must be forwarded to the Director (who refused to issue the permit) and to the Environmental Appeal Board, 2300 Yonge Street, P.O. Box 2382, Suite 1201, Toronto, Ontario M4P 1E4 within 15 days of receipt of a permit.

WARNING: UNDER NO CIRCUMSTANCES SHOULD A HOMEOWNER ENTER A SEPTIC TANK. NOXIOUS GASES WHICH ARE HEAVIER THAN AIR REMAIN IN THE TANK AFTER THE TOP IS REMOVED, AND HAVE CAUSED DEATH BOTH TO THE ORIGINAL VICTIM AND TO THOSE WHO ATTEMPT TO RESCUE HIM FROM THE TANK.

OFFICE COPY

SEPTIC DOCUMENTS 2/2

Martin's Excavation & Trucking



Westport, Ontario
K0G 1X0

Septic Systems installed & repaired
Backhoe Bulldozer & Truck Rental

Phone
273-5799

In Account With



DESCRIPTION	AMOUNT
Installation of 600 gallon tank and filter bed	00.00
Invoice #18497	119.19
Less	13.56
	05.63
Invoice #16606	558.11
Less	444.10
	4.01
Invoice #18539	72.36
Less	51.69
	20.67
3 yard stone	50.00
Material Tax <i>pd by Annie By cheque</i>	
<i>269.31 also pd by Annie</i>	
<i>Paid in Full June 29/88</i>	
<i>Stacy Martin pd by Annie</i>	
TOTAL	2690.31

INTERACTIVE LINKS

Virtual Tour



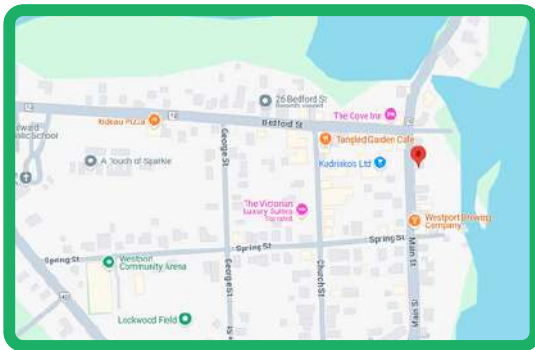
Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=wstSvSnCebz>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/Ls4g5eIq1qI>

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/2iiceKygREbY62Ub7>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/29Mainstreetwestport/>

MLS LISTING



568 Ritchie Sdrd **List: \$170,000 For: Sale**
Tay Valley Ontario K0G 1X0
 Tay Valley 905 - Bathurst/Burgess & Sherbrooke (South Sherbrooke) Twp Lanark
SPIS: N **Taxes: \$962.39/2025** **DOM: 0**

Detached **Front On: N** **Rms: 4**
Link: N **Acres: 5-9.99** **Bedrooms: 1**
 Bungalow **Washrooms: 1**
 1x4xMain

Lot: 683 x 314.23 Feet Irreg:
Dir/Cross St: Ritchie Road / Mountain Road
Directions: Mountain Road north of Westport, left on Ritchie Road, property on right

MLS#: X12604462 **PIN#: 052110294**
Possession Remarks: TBD
Legal: PT LT 5 CON 1 SOUTH SHERBROOKE PT 1 27R2292; PT RDAL BTN LT 5&6 SOUTH SHERBROOKE BEING PART 5 ON 27R9714 AS CLOSED BY BYLAW LC99027 SUBJECT TO AN EASEMENT AS IN RS110792 TAY VALLEY TOWNSHIP

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Other / Propane A/C: Wall Unit Central Vac: N Apx Age: 51-99 Year Built: 1959 Yr Built Source: Estimated Apx Sqft: < 700 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Metal Foundation: Concrete, Unknown Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Concrete Block Gar/Gar Spcs: None / 0 Park/Drive: Drive: Private Double Drive Park Spcs: 4 Tot Prk Spcs: 4 UFFI: None Pool: Energy Cert: Cert Level: GreenPIS: Prop Feat: Fireplace/Stove, Rolling, Wooded/Treed Exterior Feat: Privacy Interior Feat: Water Heater Security Feat: None	Zoning: RU Cable TV: N Hydro: Y Gas: N Phone: A Water: Well Water Supply Type: Drilled Well Sewer: Other Spec Desig: Unknown Farm/Agr: None Waterfront: None Retirement: None Accessibility: None Feat: Under Contract: HST Applicable to: Not Subject to HST Sale Price: Oth Struct: Shed Survey Type: None
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Topography: Rolling, Wooded/Treed
Waterfront: None
Easements/Restrict: Unknown
Rural Services: Cell Services, Electricity Connected, Telephone Available
Waterfront Accessory Bldgs: Not Applicable

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	17.39	x8.86	Broadloom Vinyl Floor
2	Prim Bdrm	Main	9.84	x8.86 x	Vinyl Floor
3	Living	Main	17.06	7.87	Broadloom
4	Bathroom	Main	8.86	x7.87	4 Pc Bath Vinyl Floor

Client Remks: Bring your ideas and vision to this property! This property consists of 6.4 acres of land with an older small concrete block building in place. The land has open areas, mature bush and rock outcrops. The building was used as a residence in the past but has fallen into disrepair. There is a well on the property and hydro is currently hooked up to the existing structure. This property could be a perfect spot to build your new home or convert the old block building into a workshop. Located north of Westport in the heart of lake country with many lakes nearby for fishing or boating opportunities. The town of Perth is to the north for access to all amenities or head south to Westport for great shopping, dining and entertainment. Property being sold in 'as is' condition.

Inclusions: All contents except antique china cabinet
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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