



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

Detached  
**Link:** N  
Bungalow

**Front On:** N  
**Acre:** 5-9.99

**Rms:** 4  
**Bedrooms:** 1  
**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

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> Y <b>Heat:</b> Other / Propane <b>A/C:</b> Wall Unit <b>Central Vac:</b> N <b>Apx Age:</b> 51-99 <b>Year Built:</b> 1959 <b>Yr Built Source:</b> Estimated <b>Apx Sqft:</b> < 700 <b>Lot Shape:</b> Irregular <b>Lot Size Source:</b> GeoWarehouse <b>Roof:</b> Metal <b>Foundation:</b> Concrete, Unknown <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> Concrete Block <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> <b>Drive:</b> Private Double <b>Drive Park Spcs:</b> 4 <b>Tot Prk Spcs:</b> 4 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Fireplace/Stove, Rolling, Wooded/Treed <b>Exterior Feat:</b> Privacy <b>Interior Feat:</b> Water Heater <b>Security Feat:</b> None	<b>Zoning:</b> RU <b>Cable TV:</b> N <b>Hydro:</b> Y <b>Gas:</b> N <b>Phone:</b> A <b>Water:</b> Well <b>Water Supply Type:</b> Drilled Well <b>Sewer:</b> Other <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> None <b>Retirement:</b> <b>Accessibility</b> None <b>Feat:</b> <b>Under Contract:</b> None <b>HST Applicable to</b> Not Subject to HST <b>Sale Price:</b> <b>Oth Struct:</b> Shed <b>Survey Type:</b> 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	x 8.86	Broadloom Vinyl Floor
2	Prim Bdrm	Main	9.84	x 8.86	Vinyl Floor
3	Living	Main	17.06	x 7.87	Broadloom
4	Bathroom	Main	8.86	x 7.87	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