

# 2024 CROZIER Road Unit #Lot A, Tay Valley, Ontario K0G 1X0

Listing

Client Full  
**Active / Land**

[2024 CROZIER Rd #Lot A Tay Valley](#)

Listing ID: **40645573**  
Price: **\$165,000/For Sale**



## Lanark/Tay Valley/Tay Valley

### Residential

Tax Amt/Yr:	<b>\$673/2024</b>	Trans Type:	<b>Sale</b>
Zoning:	<b>RU</b>	Acres Range:	<b>5-9.99</b>
Devel Chrg Pd:		Frontage:	<b>262.00</b>
Official Plan:		Lot Dimensions:	<b>262 x 853</b>
Site Plan Apprv:		Lot Irregularities:	
		Lot Shape:	<b>Irregular</b>
		Common Interest:	<b>Freehold/None</b>
		Tax Amt/Yr:	<b>\$673/2024</b>

### Remarks/Directions

Public Rmks: **Vacant land parcel near Bobs Lake with 5 acres of land and 262 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.**

Directions: **County Road 36 north of Westport, Left on Ritchie Side Road, Right on Crozier Road, Watch for signs on the right hand side.**

### Exterior

Property Access:	<b>Municipal Road, Paved Road</b>	Fronting:	<b>North</b>
Area Influences:	<b>Lake/Pond, Schools</b>		
View:			
Topography:	<b>Hilly, Rocky, Wooded/Treed</b>		

### Land Information

Utilities:		Sewer:	<b>None</b>
Water Source:	<b>None</b>	Water Treatment:	
Well Testing:		Location:	<b>Rural</b>
Services:	<b>Cell Service, Electricity Available, Telephone Available</b>		
Acres Clear:		Acres Waste:	
Lot Front (Ft):	<b>262.00</b>	Acres Workable:	
		Lot Depth (Ft):	<b>853.00</b>
		Lot Size:	<b>5.00 Acres</b>

### Property Information

Legal Desc:	<b>PT LT 3 CON 1 SOUTH SHERBROOKE PT 1 27R7170 ; TWP OF BATH BURG SHERB</b>	Survey:	<b>Yes/</b>
Zoning:	<b>RU</b>	Hold Over Days:	
Assess Val/Year:	<b>\$509,000/2016</b>	PIN 2:	
PIN:	<b>052110114</b>	Occupant Type:	
ROLL:	<b>091191401505300</b>	Deposit:	<b>10,000</b>
Possession/Date:	<b>Flexible/</b>		

### Brokerage Information

List Date: **09/11/2024**  
List Brokerage: [Royal LePage ProAlliance Realty, Brokerage](#)

Source Board: Kingston and Area Real Estate Association  
Prepared By: Tammy Gurr, Broker  
Date Prepared: 09/11/2024

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