

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

Listing

Client Full
Active / Land

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

Listing ID: 40645609
Price: **\$145,000/For Sale**



Lanark/Tay Valley/Tay Valley

Residential

Tax Amt/Yr: **\$673/2024**
Zoning: **RU**
Devel Chrg Pd:
Official Plan:
Site Plan Apprv:

Trans Type: **Sale**
Acres Range: **5-9.99**
Frontage: **853.00**
Lot Dimensions: **853 x 485**
Lot Irregularities:
Lot Shape: **Irregular**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$673/2024**

Remarks/Directions

Public Rmks: **Country property with 5 acres of land and 853 feet of road frontage along the north side of Crozier Road. This lot is in the process of being severed and has an entrance permit in place as well as electricity service going through the lot. The property is located on a paved township road with a level building site towards the west end of the lot. Ideally located just 15 minutes north of Westport near Bobs Lake and surrounded by Canadian Shield terrain with lakes everywhere.**

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: **Municipal Road, Paved Road**
Area Influences: **Lake/Pond, Schools**
View:
Topography: **Wooded/Treed**
Restrictions: **Easement**

Fronting: **North**

Land Information

Utilities:
Water Source: **None**
Well Testing:
Services: **Electricity Available, Telephone Available**
Acres Clear:
Lot Front (Ft): **853.00**

Acres Waste:
Lot Depth (Ft): **485.00**

Acres Workable:
Lot Size: **5.00 Acres**

Sewer: **None**
Water Treatment:
Location: **Rural**

Property Information

Legal Desc: **PT LT 3 CON 1 SOUTH SHERBROOKE PT 1 27R7170 ; TWP OF BATH BURG SHERB**
Zoning: **RU**
Assess Val/Year: **\$509,000/2016**
PIN: **052110114**
ROLL: **091191401505800**
Possession/Date: **Flexible/**

Survey: **Yes/**
Hold Over Days:
PIN 2:
Occupant Type:
Deposit: **10,000**

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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