

# 102 HOLDSHIP Court, Thornbury, Ontario N0H 2P0

Client Full  
Active / Residential

[102 HOLDSHIP Ct Thornbury](#)

MLS® #: 40027144  
Price: \$1,365,000



## Grey/Blue Mountains/Blue Mountains Bungalow/House

|          | Beds | Baths | Kitch |
|----------|------|-------|-------|
| Basement | 1    | 1     |       |
| Main     | 1    | 2     | 1     |
| Second   | 2    | 1     |       |

Beds: 4 ( 3 + 1)  
Baths: 4 ( 3 + 1)  
SF Total: 4,778/Plans  
SF Range: 4001 to 5000  
Abv Grade Fin SF: 2,921.00/Plans  
Blw Grade SF: 1,857.00/Plans  
Common Interest: Freehold/None  
Tax Amt/Yr: \$6,604/2020  
Condo Fee/Freq: 185.00/Monthly  
Addl Monthly Fees: \$185.00

### Remarks/Directions

Public Rmks: **Stunning 4 bed, 3.5 bath bungalow w/ loft in the prestigious enclave of Lora Bay featuring backyard oasis with saltwater pool. Close to private ski clubs & everything Thornbury & The Blue Mountains has to offer. Main floor living at its finest featuring a spacious great room w/gas fireplace, cathedral ceilings, engineered wood floors, kitchen w/breakfast bar, elegant dining area, master suite, laundry room & 2-car garage. The main floor master features soaring ceilings, walk out to a screened in porch and a spa-like ensuite. Upstairs you'll find 2 good-sized bedrooms with a Jack & Jill 3pc bath. Downstairs there's a fully finished lower level with plenty of room for guests. Featuring a bed, bath, rec room, cork floors, gas fireplace & space for a pool table and gym! Head outside to the backyard and you'll find your very own oasis with a saltwater pool, mature trees surrounding the yard, storage shed and in ground irrigation system. Enjoy all that Lora Bay has to offer including golf, beaches & rec centre. Covid 19 protocols in place**

Directions: **Off Hwy 26, Turn onto Lora Bay Drive, Turn Right onto East Ridge Drive, Turn Right onto Rankins Cres, Turn Left onto Holdship Court, Property is on the Left**

### Common Elements

Assoc Amenities: **BBQs Permitted, Club House, Exercise Room, Party Room, Pool, Visitor Parking**  
Assoc Fees: **\$185.00/Monthly**  
Assoc Fee Incl:  
Assoc Fee Rmrks:  
Prop Mgmt Co: **E & H property management**  
Building Name: **LORA BAY**

Pets Allowed: **Yes**  
Locker: **None**  
Condo Corp #: **0**  
Condo Corp Yr End:

### Exterior

Construct. Material: **Stone, Wood**  
Shingles Replaced:  
Year/Desc/Source: **2007/Completed / New/Owner**  
Property Access: **Private Road**  
Pool Features:  
Parking Features: **Attached Garage, Concrete Driveway, Private Double Driveway**  
Parking Spaces:  
Garage Sp/Desc: **2 Spaces**  
Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights, Telephone**  
Water Source: **Municipal**  
Lot Size: **80.05**  
Lot Front:  
Area Influences: **Cul de Sac/Dead End, Golf, Rec./Community Centre, Shopping Nearby, Skiing, Trails**  
Topography: **Flat**  
Restrictions: **Subdiv. Covenant**

Foundation: **Poured Concrete**  
Roof: **Shingles**  
Prop Attached: **Detached**  
Apx Age: **6-15 Years**  
Rd Acc Fee:  
Carport Sp:  
Sewer: **Sewer (Municipal)**  
Water Tmnt:  
Acres Range: **< 0.5**  
Acres Rent:  
Lot Depth: **129.27**  
Fronting On: **East**

### Interior

Interior Feat: **Central Vacuum, Winterized, Work Bench**  
Security Feat: **Alarm System, Carbon Monoxide Detector(s), Security System, Smoke Detector(s)**  
Basement: **Full Basement, Fully Finished**  
Cooling: **Central Air, Other**  
Heating: **Gas**  
Fireplace: **/Natural Gas**  
Under Contract: **Hot Water Heater**  
Inclusions: **Built-in Microwave, Refrigerator, Stove**  
Add Inclusions: **Drapes, Pool Equipment**  
Exclusions: **Fridge in Basement, Ionizer water system.**

FP Stove Op:  
Contract Cost/Mo:

Common Elem Fee: **Yes**  
 Legal Desc: **PCL 101-1 SEC 16M2; LT 101 PL 16M2 T/W AN UNDIVIDED COMMON INTEREST IN GREY COMMON ELEMENTS CONDOMINIUM CORPORATION NO. 63 AS IN LT234; (see documents for full legal description)**  
 Zoning: **Residential**  
 Assess Val/Year: **\$735,000/2020**  
 PIN: **371300056**  
 ROLL: **424200001524400**  
 Possession/Date: **Flexible/**

Local Improvements Fee:  
 Survey: **Available/ 2007**  
 Hold Over Days:  
 Occupant Type: **Owner**  
 Deposit:

Brokerage Information

List Date: **09/28/2020**  
 List Brokerage: **Royal LePage Locations North (Thornbury), Brokerage**  
 Source Board: **Southern Georgian Bay**

Prepared By: **STEVE SIMON, Salesperson**

Date Prepared: **09/29/2020**

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\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix

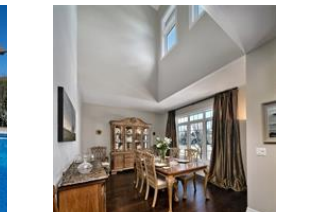
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| Room            | Level    | Dimensions    | Dimensions (Convert) | Room Features     |
|-----------------|----------|---------------|----------------------|-------------------|
| Living Room     | Main     | 21.06 x 19.05 | 6.40 M x 5.79 M      |                   |
| Kitchen         | Main     | 9.11 x 14.06  | 2.74 M x 4.27 M      |                   |
| Dining Room     | Main     | 11.1 x 16.1   | 3.35 M x 4.88 M      |                   |
| Master Bedroom  | Main     | 21.04 x 16    | 6.40 M x 4.88 M      |                   |
| Bathroom        | Main     |               |                      | 5+ Piece, Ensuite |
| Bathroom        | Main     |               |                      | 2-Piece           |
| Laundry         | Main     | 11 x 7.08     | 3.35 M x 2.13 M      |                   |
| Bedroom         | Second   | 20.05 x 24.1  | 6.10 M x 7.32 M      |                   |
| Bedroom         | Second   | 16.05 x 11.04 | 4.88 M x 3.35 M      |                   |
| Bathroom        | Second   |               |                      | 3-Piece           |
| Bedroom         | Basement | 14.01 x 15.09 | 4.27 M x 4.57 M      |                   |
| Recreation Room | Basement | 21.06 x 30.11 | 6.40 M x 9.14 M      |                   |
| Office          | Basement | 11.01 x 13.03 | 3.35 M x 3.96 M      |                   |
| Bathroom        | Basement |               |                      | 4-Piece           |
| Exercise Room   | Basement | 9.07 x 12.06  | 2.74 M x 3.66 M      |                   |

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Green Energy Efficient:  
Green Energy Generation:  
Green Indoor Air Quality:  
Green Sustainability:  
Green Water Conservation:

Energy Certification:      **Generator**      Date:      Level:  
Information Statement:      **-**      **Wired**

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Click the LifeStyle Match button to prioritize which property features matter most to you.