



STEVE SIMON
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Cross Property Client Full RES

123 DORY ROW
Thornbury, ON N0H 2P0
Grey County/ Blue Mountains (The)/

Residential/ Single Family/ For Sale Price: \$775,000.00
Active



Next OH: **Public: Sat Jul 27, 1:30PM-3:30PM**

MLS@#: **211277**
List Date: **24-Jul-2019**
Bedrooms (AG/BG): **4 (2/ 2)**
Bathrooms (F/H): **4 (4/ 0)**
Type: **Detached**
Style: **Bungalow**
Sqft Above Grade: **2,105**
Sq Ft Finished: **3,292**
Sq Ft Source: **Floor plan(s)**
Sqft Below Grade: **1,187**
Sq Ft. Unfinished:
New Construction: **No**
Rooms: **15**
Title/Ownership: **Freehold**
Recreational: **No**
Year Built/Desc: **2017/ Completed / New**
Fronting On: **North**
Year Built/Desc:
Lot Front: **53.84**
Lot Depth:
Road Access Fee:
Lot Size/Acres: **Under .5 Acre/**
Access: **Year Round**
Garage Spaces/Type: **2.0/ Attached**
Driveway Spaces/Type: **2/ Private Double Wide/ Asphalt, Other**
Waterfront: **No**
WF Exposure:
Leased Land Fee:

Public Remarks: **Discover the prestigious Lora Bay lifestyle with this 4 bed, 4 bath bungalow with loft, steps from Georgian Bay! The open plan main floor is a bright space, featuring a great room w/gas fireplace, tall ceilings & walkout, a kitchen with bfast bar & quartz countertops & dining area. The main floor master has a custom walk in closet & 4pc ensuite. Also on the main level you'll find a den & laundry room with access to the double garage. Head upstairs to a large loft space with water views, bed, bath & lounge area. Downstairs there's a fully finished lower level with plenty of room for guests. Featuring 2 beds, 4pc bath, rec room & storage space. The exterior boasts attractive stone accents & wood siding with space for a deck. Looking for a home steps to the beach in a sought after community? This is the place for you! With access to the amenities offered by Lora Bay, combined with hiking, beaches and private ski clubs only minutes away, move in and enjoy summer by the bay!**

Directions: **Off HWY 26 Turn on Lora Bay Drive, Left onto Sunset Blvd, Left onto Beacon Dr, Right onto Anchors Way, Right onto Dory Row, Property is on the Left.**

Interior Features

Interior Features: **Built-In Appliances, Carbon Monoxide Detector, Central Vacuum, Finished Loft, Main Floor Laundry, Oven Built-in, Smoke Detector**
Basement: **Full/ Fully Finished/** Fireplace: **Natural Gas**
Heat Primary/Sec: **Natural Gas/ Radiant**
HVAC: **Central Air, HRV System** Foundation: **Poured Concrete**
Under Contract/Rental Items: **Hot Water Tank** Plumbing Age:

Exterior Features

Add'l Monthly Fees: **\$141** Exposure: Pool: **Community**
Lot Shape: Lot Irregularities: FH Common Fee: **Yes**
Exterior Finish: **Stone, Wood**
Restrictions: **Subdivision Covenants**
Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Recycling Pickup, Street Lights, Telephone**
Topography: **Flat** Alternative Power:
Roofing: **Shingles** Yr Roof Surface Replaced:
Water/Supply Type: **Municipal/** Sewage: **Municipal Sewers**
Site Influences: **Beach, Golf, Landscaped, Rec./Community Centre, Shopping Nearby, Trails**

Inclusions/Exclusions

Inclusions: **Dishwasher, Microwave, Refrigerator, Stove, Built-in Microwave, Carbon Monoxide Detector, Smoke Detector, Window Coverings Sectional in Loft, Bed in Downstairs Bedroom, Entertainment unit in Basement, Storage Shelving in all Cupboards.**

Exclusions: **Dining Room Fixture, Outdoor Furniture.**

Tax Information

Roll#: **424200001518525** Local Improve Fee/Comments /
Pin#: **379030005** Zoning: **Residential** Taxes/Year: **\$1,860/ 2019**
Assessment \$/Year: **\$105,000/2019** Survey/Year: **No 2016** Survey Type: **Available**
Legal Description: **UNIT 5, LEVEL 1, GREY VACANT LAND CONDOMINIUM PLAN NO. 103 AND ITS APPURTENANT INTEREST SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN GY127741 TOWN OF THE BLUE MOUNTAINS**

Rooms

Room	Level	Dimensions	Features
Living Room	M	18'11"x14'1"	
Kitchen	M	11'2"x12'4"	
Dining Room	M	13'5"x11'7"	
Bathroom	M		4-Piece
Master Bedroom	M	12'5"x14'8"	

Ensuite	M		4-Piece
Office	M	9'10"x12'	
Laundry Room	M	6'8"x8'	
Bedroom	2	12'4"x14'3"	
Loft	2	24'5"x17'	
Bathroom	2		4-Piece
Recreation Room	B	13'10"x35'6"	
Bedroom	B	9'8"x11'10"	
Bedroom	B	13'8"x10'11"	
Bathroom	B		4-Piece

Royal LePage Locations North (Thornbury), Brokerage

Client Full Report

Date Printed: 07/26/2019

Prepared By: STEVE SIMON, Salesperson

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