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Cross Property Client Full

LT 15 LANDRY LANE
The Blue Mountains, ON N0H 2P0
Grey County/Blue Mountains (The)/

Land/Residential/For Sale
Active

Price: \$275,000.00



MLS@#: **180101**
List Date: **08-Mar-2019**
Bedrooms (AG/BG): (/)
Bathrooms (F/H): **0 (/)**
Sq Ft. Unfinished
Sq Ft Finished: **0**
Sq Ft Source:
Title/Ownership: **Freehold**
Fronting On: **West**
Lot Front: **96.78**
Road Access Fee:
Access: **Year Round**
Driveway Spaces/Type: **/None/None**
Waterfront: **No**
Shore Rd Allowance:
Leased Land Fee:
Recreational: **No**
Year Built/Desc: **/**
Lot Depth: **153.81**
Lot Size/Acres: **Under .5 Acre/0.28**
WF Exposure:
WF Frontage Ft: **0**

Public Remarks: **Build Your Dream Home in Prestigious Lora Bay! Imagine looking out your picture window of the home you designed. Today you will go for a long walk, tomorrow cycling and in the winter snowshoeing awaits along the 34 kilometre Georgian trail. Partake in some or all of the weekly organized Lora Bay member events including weekly meet and greets and many social activities like golf, water aerobics, zumba, yoga and more. Head down to the private members beach and enjoy kayaking, swimming, and Stand up paddle boarding. Welcome Home to Lora Bay, your friends are waiting! Taxes to be assessed.**

Directions: **Highway 26 West to Lora Bay Drive. Around the traffic circle to West Ridge Dr. to Landry Lane Drive.**

Interior Features Exterior Features

Add'l Monthly Fees: **\$154**
Lot Shape:
Restrictions:
Services:
Topography:
Water/Supply Type:
Site Influences
Schools:
Exposure:
Lot Irregularities: **96.78 X IRREG X 153.81'**
Pool:
Community
FH Common Fee: **Yes**
Subdivision Covenants
At Lot Line-Gas, At Lot Line-Hydro, Cable
Clear View, Sloping
Alternative Power:
Sewage: **Municipal Sewers**
Golf, Rec./Community Centre, Shopping Nearby, Skiing, Trails
BVCS /Secondary-GBCS

Inclusions/Exclusions

Inclusions: **None**

Exclusions: **None.**

Land

Total: **0.28**
Fenced: **0.00**
Pasture: **0.00**
Waste: **0.00**
Clear:
Rented:
Bush: **0.00**
Workable: **0.00**
Tiled-Random: **0.00**
Tiled-System:
Soil Test/Date: **/**
Soil Type: **Clay, Rocky**
of Parcels:
Development Charges: **Yes**

Tax Information

Roll#: **424200001530124**
Pin#: **371300628**
Assessment \$/Year: **\$137,000/2019**
Legal Description: **SEE DOCUMENTS**
Local Improve Fee/Comments **Yes/**
Zoning: **RES**
Survey/Year: **Yes 2016**
Taxes/Year: **\$0/2019**
Survey Type: **Available**

Royal LePage Locations North (Thornbury), Brokerage

Client Full Report

Date Printed: 03/08/2019

Prepared By: TRISH DUNCAN, Salesperson

Royal LePage Locations North (Thornbury), Brokerage

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