

## Property Features for 102 Holdship Court, Lora Bay

### Exterior

- Built in 2007
- Wood siding with stone accents
- Saltwater pool
- In-ground irrigation system
- Storage shed
- Mature trees
- Screened in porch
- 2 car garage with built in custom cabinets
- Aggregate concrete driveway – fits 4 cars

### Interior

- New interior paint (2018)
- New exterior paint (2016)
- New air conditioner - Napoleon NT16 16 seer 3 ton (2017)
- 2 gas fireplaces
- Huronia alarm system
- Heating - forced air
- Air exchanger
- Sump pump (connected to alarm system)
- New Generator 8 KW (2014)
- Enercare Hot Water Tank (rented)
- Vacuflo central vac 2007 (cannister in garage)
- Engineered wood flooring
- Wired sound system in main living area, bedroom, basement, gym, and garage

### Main floor

- Open plan main floor
- Open plan kitchen and living area
- Cathedral ceilings
- Walkout to screened in porch
- Chefs kitchen with breakfast bar
- Granite countertops in kitchen
- Dining area
- Powder room
- Laundry room
- Gas fireplace
- Main floor master suite
- UV treated windows



#### Master suite

- Tall ceilings
- Large windows
- Walk out to porch
- Spa like ensuite with jacuzzi tub and glass shower

#### Upper level

- 2 guest bedrooms
- Large landing overlooking main floor
- Jack & Jill 3pc bathroom
- UV treated windows

#### Lower level

- Fully finished
- Spacious rec area
- Cork floors
- Bedroom
- Closet lighting
- Office/den
- Bathroom
- Gym area
- Storage rooms

#### Lora Bay amenities

- Members only clubhouse
- Lora Bay Golf Club
- Restaurant
- Social activities
- Fitness room
- 2 beaches

#### The Area

- Close to private ski clubs and Blue Mountain
- Close to downtown Thornbury shopping, dining, trails and more!
- Short drive from Collingwood

