

## Property features & utilities for 104 Stuart Court, Lora Bay

### Exterior

- Year Built 2016
- Wood siding
- Backs onto the 11th fairway at Lora Bay golf course
- Oversized 2 car garage
- Back covered patio
- Deck with gas hook up
- Covered entry porch
- Standby backup 12KW generator

### Interior

- 4 bedrooms
- 3.5 bathrooms
- Open plan main floor
- Main floor master suite
- Main floor laundry/mudroom
- Finished lower level
- High efficiency gas furnace, tankless hot water heater, HRV, Air conditioning and humidifier

### Main floor

- High ceilings
- Double sided gas fireplace
- Floor to ceiling windows
- Golf course view
- Wood floors
- Walk out to patio
- Kitchen with walk out and breakfast bar/island
- Mudroom and laundry area with built ins and access to the garage
- Powder room

### Master suite

- Main floor
- Large walk in closet
- Ensuite with steam shower

### Lower Level

- Large Rec room
- Bonus room
- 2 guest bedrooms - 1 with ensuite bathroom
- 1 shared bathroom
- Plenty of storage
- Cedar lined closet for seasonal items
- Hydronic radiant floor heating throughout



### **The Area**

- Minutes from Downtown Thornbury
- Short drive to all private ski clubs, The Georgian Bay Club, Blue Mountain and Collingwood
- Located in the desirable community Lora Bay

### **Utilities (approx)**

- Monthly hydro \$105/mo
- Monthly water/sewer \$60/mo
- Enbridge Union Gas \$105/mo
- Monthly Lora Bay Condo Fees \$177/mo



\*\* The information provided on this Features List is provided by the owner and is believed to be accurate and reliable. The Lifestyles North Team and Royal LePage Locations North assumes no responsibility for any errors or inaccuracies.