



**Cross Property Client Full RES**

**104 STUART COURT**

**Residential/ Single Family/ For Sale**

**Price:  
\$1,395,000.00**

**Thornbury, ON N0H2P0  
Grey County/ Blue Mountains (The)/**

**Active**



MLS#: **242019**  
 List Date: **19-Jan-2020** Bedrooms (AG/BG): **4 ( 2/ 2)**  
 Bathrooms (F/H): **4 ( 3/ 1)**

Type: **Detached**  
 Style: **Bungalow Raised**  
 Sqft Above Grade: **2,019** Sqft Below Grade: **1,833**  
 Sq Ft Finished: **3,852** Sq Ft. Unfinished:  
 Sq Ft Source: **Floor plan(s)**  
 New Construction: **Yes** # Rooms: **13**  
 Title/Ownership: **Freehold** Recreational: **No**  
 Year Built/Desc: **2016/ Completed / New**  
 Fronting On: **North** Year Built/Desc:  
 Lot Front: **75.98** Lot Depth: **165.85**  
 Road Access Fee: Lot Size/Acres: **Under .5 Acre/**  
 Access: **Municipal road, Year Round**  
 Garage Spaces/Type: **2.5/ Attached**  
 Driveway Spaces/Type: **4/ Private Double Wide/ Asphalt**  
 Waterfront: **No** WF Exposure:  
 Leased Land Fee:

Public Remarks: **Custom built bungalow, designed by Black Tusk Development, located in the desirable Lora Bay. Featuring high end finishes & views of the Lora Bay Golf Course, this is the ideal weekend retreat or full time home. The main floor offers the perfect space for entertaining w/open plan kitchen/dining area w/bfast bar, great rm w/vaulted ceilings & 2 sided gas fp, mudroom/laundry w/built ins, powder room, den & spacious master suite w/WIC & ensuite w/steam shower. The expansive lower level features hydronic radiant in floor heat throughout, rec room w/bonus room, 2 beds; one w/ensuite, cedar lined closet & shared bath. Outside boasts an oversized garage, landscaped gardens, covered rear patio w/gas fireplace, 11th fairway views & side deck. Enjoy Lora Bay all year round with regular social gatherings, snowshoeing/cross country skiing in the winter & beach days, hiking & golf in the summer! Minutes from downtown Thornbury & a short drive to private ski clubs & exclusive Golf Clubs.**

Directions: **HWY 26, turn onto Lora Bay Drive, turn right at roundabout on East Ridge, turn right onto Rankins, right on Stuart Court, property is on your left**

**Interior Features**

Interior Features: **Cathedral Ceiling, Gas Stove(s), Main Floor Laundry, Smoke Detector**  
 Basement: **Full/ Fully Finished/** Fireplace:  
 Heat Primary/Sec: **Forced Air-Gas/ Fireplace-Gas, Hot Water-Gas**  
 HVAC: **Air Conditioner, HRV System** Foundation: **ICF**  
 Under Contract/Rental Items: **None** Plumbing Age:

**Exterior Features**

Add'l Monthly Fees: Exposure: Pool: **None**  
 Exterior Finish: **Stone, Wood**  
 Restrictions: **Subdivision Covenants**  
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Natural Gas, Recycling Pickup, Telephone**  
 Topography: **Flat site** Alternative Power: **Generator-wired**  
 Roofing: **Asphalt** Yr Roof Surface Replaced:  
 Water/Supply Type: **Municipal/** Sewage: **Municipal Sewers**  
 Exterior Features: **Deck(s), Patio(s)**  
 Site Influences: **Beach, Golf, Landscaped, Rec./Community Centre, Shopping Nearby, Trails**

**Inclusions/Exclusions**

Inclusions: **Dishwasher, Refrigerator, Stove, Window Coverings**

Exclusions: **BBQ, washer and dryer, downstairs freezer, hose reel, tree sculpture in living room, shelves in bonus room**

**Tax Information**

Roll#: **424200001524266** Local Improve Fee/Comments /  
 Pin#: **371300099** Zoning: **Residential** Taxes/Year: **\$7,108/ 2019**  
 Assessment \$/Year: **\$790,000/2020** Survey/Year: **No** Survey Type:  
 Legal Description: **See documents**

**Rooms**

Room	Level	Dimensions	Features
Dining Room	M	16'8"x16'	
Kitchen	M	10'3"x17'3"	
Living Room	M	18'11"x18'	
Living Room	M	11'6"x11'4"	
Master Bedroom	M	13'11"x13'6"	Ensuite
Bathroom	M		2-Piece
Bathroom	M		4-Piece, Ensuite
Bedroom	L	11'11"x14'6"	

<b>Bedroom</b>	L	<b>11'11"x12'</b>	
<b>Recreation Room</b>	L	<b>27'4"x15'4"</b>	
<b>Bathroom</b>	L		<b>3-Piece, Ensuite</b>
<b>Bathroom</b>	L		<b>4-Piece</b>
<b>Bedroom</b>	M	<b>11'6"x11'4"</b>	

Royal LePage Locations North (Thornbury), Brokerage

Client Full Report

Date Printed: 01/29/2020

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Royal LePage Locations North (Thornbury), Brokerage