

**Property Features of  
108 Hammond Court, Thornbury**

**Exterior**

- Year built 2007
- 2+ car garage with bike lift
- Private double wide driveway (asphalt)
- Stone and woodwork exterior
- Front porch
- Outdoor wood burning fireplace
- Hot tub in backyard (not included)
- Back deck
- Borders the Georgian Trail

**Interior**

- Hardwood flooring
- 5 bedrooms
- 3.5 bathrooms
- Finished basement
- Open plan main floor
- Cathedral ceilings
- Large windows for backyard view and natural light

**Great Room**

- Gas fireplace with stone surround
- Vaulted ceiling

**Kitchen**

- Quartz countertop island/breakfast bar
- Large pantry with built in shelving
- Wine storage in island
- Island with breakfast bar
- Dining area with walk out to backyard

**Master Bedroom**

- Spacious main level master bedroom
- Ensuite with double vanity, glass/tile shower and jacuzzi tub
- Ample built in closet space
- Walk out to back deck

**Lower Level**

- Rec room
- 3pc bathroom
- 2 guest bedrooms
- 1 office/bedroom
- Storage/utility room
- In floor heat

**The Area**

- Minutes from local beaches, parks, & shopping in Thornbury
- Short drive to Blue Mountain Village, Meaford and Collingwood
- Community features: rec centre with indoor pool, clubhouse, restaurant, golf course, 2 beaches, Georgian Trail, social activities



\*\* 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.

#### Other property information

- Taxes: \$5419.07 (2019)
- Exterior Finish: Stone, Wood
- Restrictions: Subdivision Covenants
- Services: Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Recycling Pickup, Telephone
- Topography: Flat, Wooded/Treed
- Roofing: Shingles Yr Roof Surface Replaced: 2007
- Water/Supply Type: Municipal
- Sewage: Municipal Sewers
- Heat Primary/Sec: Forced Air-Gas/ Fireplace-Gas, In-Floor, Natural Gas, Radiant
- HVAC: Air Conditioner, Central Air
- Foundation: Poured Concrete
- Site Influences: Beach, Cul de Sac/Dead End, Golf, Lake Access, Landscaped, Major Highway, Park, Rec./Community Centre, Shopping Nearby, Skiing, Trails

#### Inclusions

- Dishwasher, Dryer, Refrigerator, Stove, Washer, Built-in Microwave, Smoke Detector, Window Coverings

#### Exclusions

- Hot tub

#### Utilities (approx)

- Water \$720/year
- Gas \$985/year
- Electric \$1079/year
- Snow removal Eric Ladly - \$600/year

#### Lora Bay monthly fee

- \$177/month



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