



DAVID MOSER
 Royal LePage Locations North (Thornbury), Brokerage
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108 HAMMOND COURT

Residential/ Single Family/ For Sale

**Price:
\$1,275,000.00**

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

Active



MLS®#: **275886**
 List Date: **23-Jul-2020**
 Bedrooms (AG/BG): **5 (2/ 3)**
 Bathrooms (F/H): **4 (3/ 1)**
 Type: **Detached Bungalow**
 Style: **Bungalow**
 Sqft Above Grade: **1,913**
 Sq Ft Finished: **3,770**
 Sq Ft Source: **Floor plan(s)**
 Sqft Below Grade: **1,857**
 Sq Ft. Unfinished:
 New Construction: **No**
 # Rooms: **13**
 Title/Ownership: **Freehold**
 Recreational: **No**
 Year Built/Desc: **2007/ Completed / New**
 Fronting On: **East**
 Year Built/Desc:
 Lot Front: **94.60**
 Lot Depth: **174.00**
 Road Access Fee:
 Access: **Year Round**
 Lot Size/Acres: **Under .5 Acre/**
 Garage Spaces/Type: **2.0/ Attached**
 Driveway Spaces/Type: **2/ Private Double Wide/ Asphalt**
 Waterfront: **No**
 WF Exposure:
 Leased Land Fee:

Public Remarks: **Stylish 5 bed home in Lora Bay, featuring wood floors, designer finishes & private backyard. The open plan main floor offers a great room w/ floor to ceiling windows, gas fp & cathedral ceilings. The updated kitchen has quartz counters, bfast bar, built in appliances, pantry w/ built in shelving, backyard views & dining area w/ walk out. The main floor master suite features a walk out to the back deck, ample built in storage & 4pc ensuite w/ relaxing jacuzzi tub. Also, on the main floor you will find a guest bed w/ 3pc ensuite, powder room & mudroom w/ access to the garage. The finished lower level has a rec-room, 2 guest beds, office/bed & bath. Outside boasts a unique, private back yard which borders the Georgian Trail, w/ lush greenery & expansive back deck. You'll also find a 2 car garage with bike lift, charming front porch and impressive stone exterior. Enjoy all that Lora Bay has to offer including golf, restaurant, social activities, 2 beaches & rec centre. Covid 19 protocols in place.**

Directions: **Lora Bay Drive, right onto East Ridge, right onto Rankins Cres, turn left onto Hammond**

Interior Features

Interior Features: **Built-In Appliances, Carbon Monoxide Detector, Cathedral Ceiling, Gas Stove(s), Main Floor Laundry, On Demand Water Heater, Oven Built-in, Smoke Detector, Sump Pump, Water Heater Owned, Other (see remarks)**
 Basement: **Full/ Fully Finished/** Fireplace:
 Heat Primary/Sec: **Forced Air-Gas/ Fireplace-Gas, In-Floor, Natural Gas, Radiant**
 HVAC: **Air Conditioner, Central Air** Foundation: **Poured Concrete**
 Under Contract/Rental Items: **None** Plumbing Age:

Exterior Features

Add'l Monthly Fees: **\$177** Exposure: Pool: **None** FH Common Fee: **Yes**
 Lot Shape: Lot Irregularities:
 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** Alternative Power:
 Roofing: **Shingles** Yr Roof Surface Replaced: **2007**
 Water/Supply Type: **Municipal/** Sewage: **Municipal Sewers**
 Exterior Features: **Deck(s), Fenced Partial, Porch, Privacy**
 Other Structures: **Shed**
 Site Influences: **Beach, Cul de Sac/Dead End, Golf, Lake Access, Landscaped, Major Highway, Park, Rec./Community Centre, Shopping Nearby, Skiing, Trails**

Inclusions/Exclusions

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

Exclusions: **hot tub**

Tax Information

Roll#: **424200001524364** Local Improve Fee/Comments /
 Pin#: **371300063** Zoning: **R1** Taxes/Year: **\$5,419/ 2020**
 Assessment \$/Year: **\$603,000/2020** Survey/Year: **No** Survey Type:
 Legal Description: **PCL 83-1 SEC 16M2; LT 83 PL 16M2 T/W AN UNDIVIDED COMMON INTEREST IN GREY COMMON ELEMENTS CONDOMINIUM CORPORATION NO. 63 AS IN LT234; S/T PT 47, 16R8703 AS IN LT234; T/W LT286; T/W AN EASEMENT OVER PT OF LT 36 & 37, CON 11, AND PT OF KENWOOD RD ON PL442**

Rooms

Room	Level	Dimensions	Features
Bathroom	M		2-Piece
Bathroom	M		3-Piece
Bathroom	M		4-Piece

Bedroom	M	13'5"x11'6"	
Dining Room	M	11'7"x16'11"	
Kitchen	M	16'2"x16'11"	
Living Room	M	23'10"x15'11"	
Master Bedroom	M	26'7"x15'2"	
Bathroom	L		3-Piece
Bedroom	L	11'8"x11'9"	
Bedroom	L	9'4"x14'10"	
Bedroom	L	10'11"x14'4"	
Recreation Room	L	20'x24'11"	

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Client Full Report

Date Printed: 07/23/2020

Prepared By: DAVID MOSER, Salesperson

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