

**Property Features of  
102 John Watt Way, Thornbury (Lora Bay)**

**Exterior**

- Built in 2012
- Backs onto the 12th hole at Lora Bay Golf Club
- Exterior is a mix of Stone and wood
- Private double wide driveway
- Access to the Georgian Trail
- Oversized 1.5 car garage
- Beautiful landscaping and mature trees for privacy
- Deck with hot tub
- Patio with pergola
- Natural gas BBQ hookup

**Interior**

- 5 bedrooms
- 3.5 bathrooms
- Reclaimed pine wood floors
- Vaulted ceilings
- Extra tall windows and doors throughout the house
- Post and beam details around the home
- Muskoka room
- Open plan kitchen/dining/living
- Mudroom
- Powder room
- Den with built in murphy bed
- Fully finished lower level
- Upper floor with loft space
- Laundry rough in on main level

**Great room**

- Stone surround has fireplace
- Access to Muskoka room
- 22ft ceilings with timber frame

**Kitchen/Dining**

- Italian marble countertops
- Large Island with seating
- Wine fridge
- Pantry

**Master suite**

- Walk out to Muskoka room
- Wood vaulted ceilings
- 4pc ensuite bathroom with soaker tub
- Good size walk in closet

**Upper floor**

- 2 guest bedrooms with sloped ceilings
- Loft space
- 4pc bathroom (access from one of the guest bedrooms)



\*\* 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.

**Lower level**

- Bedroom 1 - good size with closet
- Bedrooms 2 - walk in closet and second closet with organiser
- Plumbing for a wet bar
- Spacious Rec room
- Shared 3pc bathroom
- 2 cold rooms
- Laundry room
- Lots of storage space!

**Area**

- Close to the areas private ski/golf clubs, beaches and trail system
- Few minutes drive from downtown Thornbury
- A short drive to Blue Mountain Village

**Lora Bay Amenities**

- Rec centre with indoor pool
- Clubhouse with restaurant
- Lora Bay Golf Club
- Georgian Trail
- 2 Beaches

**Other property info**

- Monthly fee: \$177
- Taxes: \$6396.96
- No rental equipment

**Inclusions**

- Fridge, oven, microwave, wine fridge, dishwasher, washer/dryer
- Light fixtures
- Blinds/drapes
- Hot tub
- Furniture negotiable

**Exclusions**

- none

**Utilities**

- Hydro for approx a year:
- \$1,947 (2019) \$2,103 (2018)

**Upgrades**

- Exterior entirely re-stained in 2019



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