

# 155 RANKIN'S Crescent, Thornbury, Ontario N0H 2P0

Client Full  
**Active / Residential**

[155 RANKIN'S Cr Thornbury](#)

MLS® #: 40057165  
 Price: \$1,575,000



## Grey/Blue Mountains/Blue Mountains Bungalow/House

	Beds	Baths	Kitch
Main	3	2	1

Beds: **3 ( 3 + 0 )**  
 Baths: **2 ( 2 + 0 )**  
 SF Total: **2,243/Plans**  
 SF Range: **2001 to 3000**  
 Abv Grade Fin SF: **2,243.00/Plans**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$0/2020**  
 Condo Fee/Freq: **177.00/Monthly**  
 Addl Monthly Fees: **\$177.00**

Remarks/Directions

Public Rmks: **NEW HOME AVAILABLE FOR IMMEDIATE OCCUPANCY. HST included for qualified buyer. Stunning new home (2021) built by renowned builder Rainmaker Estates. Located in the coveted community of Lora Bay. Minutes from Downtown Thornbury & a short drive to Blue Mountain and the area's private ski clubs. Featuring numerous high-end finishes including luxury vinyl floors, gas fireplace, and a custom kitchen. The open plan main floor offers vaulted ceilings with beam detailing, large windows, a living area with walk out to the back deck, kitchen/dining space with Island and pantry, master suite, 2 guest bedrooms with a shared bathroom and a bonus Den/flex room full of light. The master suite features a large walk-in closet & fantastic 5pc ensuite bathroom. Outside you'll find attractive white wood siding, oversized 2-car garage with heater and tons of storage space, large shed and a covered porch at the entry of the home with pillar detailing. This private lot is adjacent to the Georgian Trail and has plenty of space for entertaining. Enjoy Lora Bay all year round with regular social gatherings, snowshoeing/cross country skiing in the winter & beach days, hiking & golf in the summer! Covid 19 protocols in place. Taxes to be assessed.**

Directions: **HWY 26 to Lora Bay Drive, right at East Ridge Drive, right at Rankin's Crescent**  
 Common Elements

Assoc Amenities: **Club House, Exercise Room, Party Room, Pool**  
 Assoc Fees: **\$177.00/Monthly**  
 Assoc Fee Incl: **Association Fee, Common Elements**  
 Assoc Fee Rmrks:

Pets Allowed: **Yes**  
 Locker: **None**  
 Condo Corp #: **GCECC 63**

Exterior

Construct. Material: <b>Wood</b>	Foundation: <b>Slab</b>	Roof: <b>Asphalt Shingle</b>
Shingles Replaced:		Prop Attached: <b>Detached</b>
Year/Desc/Source: <b>2021/Completed / New/Builder</b>		Apx Age: <b>New</b>
Property Access: <b>Public Road, Year Round Road</b>		Rd Acc Fee:
Pool Features: <b>Community</b>		
Parking Features: <b>Attached Garage, Gravel Driveway, Private Double Driveway</b>		
Parking Spaces:	Driveway Spaces: <b>4.0</b>	Carport Sp:
Garage Sp/Desc: <b>2 Spaces</b>	Parking Assigned:	Sewer: <b>Sewer (Municipal)</b>
Services: <b>Cell Service, Electricity, Garbage/Sanitary Collection, Natural Gas, Recycling Pickup, Telephone</b>		
Water Source: <b>Municipal</b>	Water Tmnt:	
Lot Size Area/Units: <b>/</b>	Acres Range: <b>0.50-1.99</b>	Acres Rent:
Lot Front (Ft): <b>204.26</b>	Lot Depth (Ft): <b>131.46</b>	Lot Shape: <b>Pie</b>
Location: <b>Urban</b>	Lot Irregularities:	Land Lse Fee:
Area Influences: <b>Beach, Golf, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails</b>		
Topography: <b>Flat</b>		Fronting On: <b>South</b>
Restrictions: <b>Subdiv. Covenant</b>		Exposure:

Interior


Interior Feat: **Sump Pump**  
 Security Feat: **Smoke Detector(s)**  
 Basement: **None** Basement Fin:  
 Cooling: **Central Air**  
 Heating: **Forced Air, Gas**  
 Under Contract: **Hot Water Heater** Contract Cost/Mo:  
 Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Other**  
 Add Inclusions: **beverage fridge, Large shed**

Property Information

Common Elem Fee: **Yes**  
 Legal Desc: **PCL 115-1 SEC 16M2; THE BLUE MOUNTAINS (see documents for full legal description)**  
 Zoning: **R1-1**  
 Assess Val/Year: **\$0/2020**  
 PIN: **371300044**  
 ROLL: **424200001524428**  
 Possession/Date: **Immediate/**

Local Improvements Fee:  
 Survey: **Available/**  
 Hold Over Days:  
 Occupant Type: **Vacant**  
 Deposit:

Brokerage Information

List Date: **01/15/2021**  
 List Brokerage: **Royal LePage Locations North (Thornbury), Brokerage**   
 Source Board: **Southern Georgian Bay**

**Prepared By: STEVE SIMON, Salesperson**  
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**Date Prepared: 03/18/2021**

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix

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Room	Level	Dimensions	Dimensions (Convert)	Room Features
Bedroom Primary	Main	15.11 x 14.01	4.57 m x 4.27 m	5+ Piece, Ensuite
Bathroom	Main			
Bedroom	Main	10.11 x 13.07	3.05 m x 3.96 m	3-Piece
Bedroom	Main	11.08 x 12.08	3.35 m x 3.66 m	
Bathroom	Main			
Dining Room	Main	14.08 x 14	4.27 m x 4.27 m	
Living Room	Main	20.01 x 16	6.10 m x 4.88 m	
Den	Main	12.02 x 13	3.66 m x 3.96 m	
Kitchen	Main	14.06 x 7.11	4.27 m x 2.13 m	

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Click the LifeStyle Match button to prioritize which property features matter most to you.

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Green Energy Efficient:  
 Green Energy Generation:  
 Green Indoor Air Quality:  
 Green Sustainability:  
 Green Water Conservation:  
 Energy Certification:  
 Information Statement:

Date:

Level:

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