

102 JOHN WATT Way, Thornbury, Ontario N0H 2P0

Client Full
Active / Residential

[102 JOHN WATT Wy Thornbury](#)

MLS® #: 40022255
 Price: \$2,100,000



Grey/Blue Mountains/Thornbury Bungalow/House

	Beds	Baths	Kitch
Lower	2	1	
Main	1	2	1
Second	2	1	

Beds: 5 (3 + 2)
 Baths: 4 (3 + 1)
 SF Total: 4,856/Plans
 SF Range: 4001 to 5000
 Abv Grade Fin SF: 2,918.00/Plans
 Blw Grade SF: 1,938.00/Plans
 Common Interest: Freehold/None
 Tax Amt/Yr: \$6,397/2020
 Condo Fee/Freq: /Monthly
 Addl Monthly Fees: \$177.00

Remarks/Directions

Public Rmks: Fantastic 5 bedroom home surrounded by mature trees for privacy and located on a quiet street in the prestigious Lora Bay community. Featuring beautiful wide plank reclaimed pine wood floors, vaulted ceilings, extra tall windows and doors and high quality finishes throughout. The open plan main floor boasts 22ft vaulted ceilings with timber frame, stone surround gas fireplace, dining space, large kitchen with stunning italian marble countertops, breakfast bar/island and wine fridge, central vac, complete with walk out to a private backyard through the Muskoka room. The main floor master suite offers high ceilings with a good size walk-in closet, 4pc ensuite with soaker tub and entry to the Muskoka room with backyard views. You'll also find a den with a built-in murphy bed, powder room, pantry and mudroom with access to the oversized 1.5 car garage. Upstairs features a cozy loft space, 2 guest bedrooms with sloped ceilings and shared 4pc bathroom. The fully finished lower level offers tons of space including a large rec room, 2 spacious bedrooms; one with a walk in closet, laundry room, 2 cold rooms, 3pc bathroom, plumbing for a wet bar and lots of storage space. The ideal space for family and friends! Backing onto the 12th hole at the Lora Bay Golf Course, the backyard boasts complete privacy surrounded by mature trees and lush greenery, a patio with attractive pergola, landscaped gardens and deck with hot tub and gas hook up. Located minutes from Downtown Thornbury and its award winning dining, boutiques and harbour and a short drive to the area's private ski and golf clubs! Move in and enjoy all that Lora Bay has to offer including golf, restaurant, social activities, 2 beaches, recreation centre and much more.

Directions: Highway 26, turn down Lora Bay Drive, turn onto East Ridge Drive, follow the road straight all the way to the end - John Watt Way (dead end road)

Common Elements

Assoc Amenities: **BBQs Permitted, Club House, Exercise Room, Pool, Visitor Parking**
 Assoc Fees: **/Monthly**

Pets Allowed: **Yes**

Exterior

Exterior Feat: **Deck(s), Hot Tub, Landscaped, Patio(s), Privacy**
 Construct. Material: **Stone, Wood**
 Shingles Replaced: Foundation: **Concrete**
 Year/Desc/Source: **2012/Completed / New/Owner**
 Pool Features: **Community**
 Parking Features: **Attached Garage, Gravel Driveway, Private Double Driveway**
 Parking Spaces: **5** Driveway Spaces: **4**
 Garage Sp/Desc: **1 Spaces**
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Street Lights, Telephone Municipal**
 Water Source: **Municipal** Water Tmnt:
 Lot Size: Acres Range: **< 0.5** Acres Rent:
 Lot Front: **60.73** Lot Depth: **149.87**
 Area Influences: **Beach, Cul de Sac/Dead End, Downtown, Golf, Highway Access, Lake Access, Landscaped, Library, Quiet Area, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails**
 View: **Trees/Woods** Retire Com:
 Topography: **Level** Fronting On:

Interior

Interior Feat: **Air Exchanger**
 Basement: **Full Basement, Fully Finished**
 Laundry Feat: **In Basement**
 Cooling: **Central Air**
 Heating: **Fireplace-Gas, Forced Air, Gas**
 Under Contract: **Hot Water Heater** Contract Cost/Mo:
 Inclusions: **Dishwasher, Dryer, Hot Tub, Microwave, Refrigerator, Stove, Washer, Window Coverings**
 Add Inclusions: **Light fixtures Blinds/drapes Hot tub Furniture negotiable**

Property Information

Common Elem Fee: Yes	Local Improvements Fee:
Legal Desc: PCL 126-1 SEC 16M2; LT 126 PL 16M2 T/W AN UNDIVIDED COMMON INTEREST IN GREY COMMON ELEMENTS CONDOMINIUM CORPORATION NO. 63 AS IN LT234; Full legal desc in docs	Survey: Unknown/
Zoning: R1	Hold Over Days:
Assess Val/Year: \$732,000/2020	Occupant Type: Owner
PIN: 371300042	Deposit:
ROLL: 424200001524450	
Possession/Date: Flexible/	

Brokerage Information

List Date: **09/17/2020**
 List Brokerage: **Royal LePage Locations North (Thornbury), Brokerage**
 Source Board: **Southern Georgian Bay**

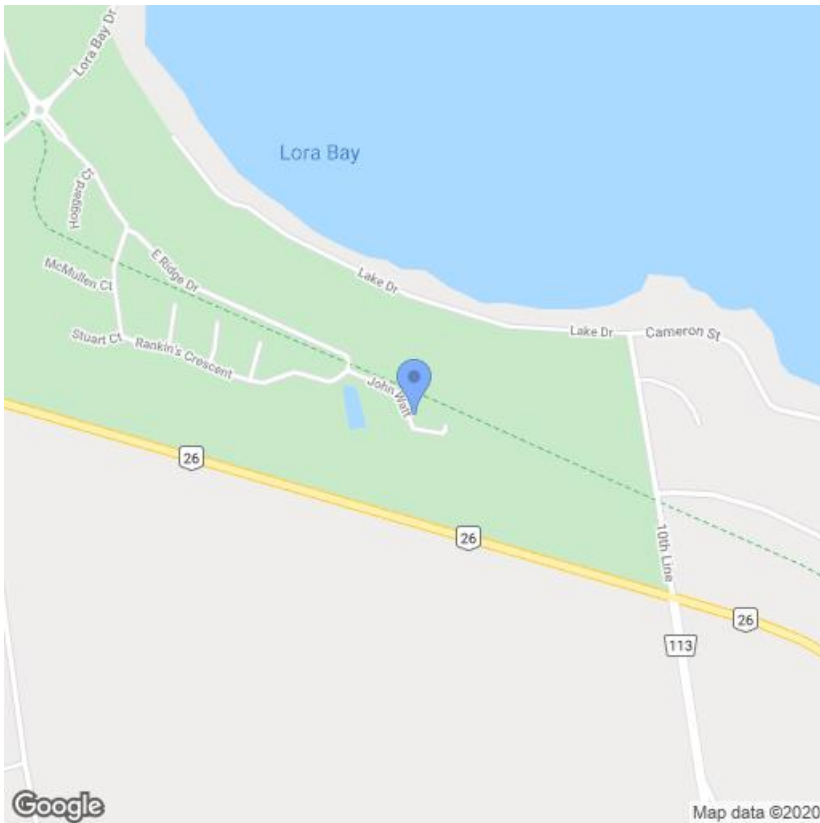
Prepared By: STEVE SIMON, Salesperson

Date Prepared: 10/06/2020

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

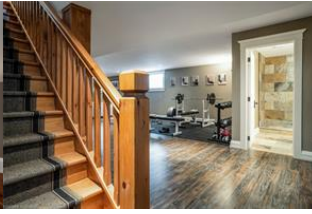
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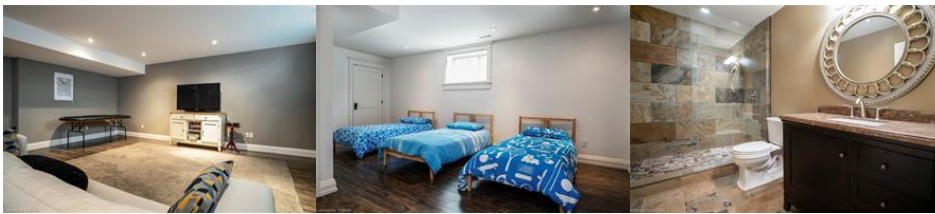


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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Convert)</u>	<u>Room Features</u>
Bathroom	Main			4-Piece, Ensuite
Den	Main	10.9 x 11.5	3.35 m x 3.66 m	
Dining Room	Main	24.4 x 13.7	7.32 m x 4.27 m	
Kitchen	Main	20.7 x 14.9	6.40 m x 4.57 m	
Living Room	Main	19.8 x 17.4	6.10 m x 5.18 m	
Master Bedroom	Main	14.5 x 24.4	4.57 m x 7.32 m	
Mud Room	Main	10.8 x 7.6	3.35 m x 2.44 m	
Bathroom	Second			4-Piece
Bedroom	Second	12.9 x 16.9	3.96 m x 5.18 m	
Bedroom	Second	13.1 x 16.7	3.96 m x 5.18 m	
Loft	Second	19.1 x 9.11	5.79 m x 2.74 m	
Bathroom	Main			2-Piece
Bathroom	Lower			3-Piece
Bedroom	Lower	9.5 x 17.11	3.05 m x 5.18 m	Walk-in Closet
Bedroom	Lower	13.9 x 20.1	4.27 m x 6.10 m	
Recreation Room	Lower	20.1 x 38.6	6.10 m x 11.89 m	

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

