

BL 24 LANDRY Lane Unit #3, Thornbury, Ontario N0H 2P0

Client Full
Active / Residential

BL 24 LANDRY Ln #3 Thornbury

MLS® #: **40036352**
Price: **\$949,000**



Grey/Blue Mountains/Blue Mountains 2 Storey/Apartment/Condo Unit

	Beds	Baths	Kitch
Main		1	1
Second	3	2	

Beds: **3 (3 + 0)**
Baths: **3 (2 + 1)**
SF Total: **2,585/Plans**
SF Range: **2001 to 3000**
Abv Grade Fin SF: **2,585.00/Plans**
Common Interest: **Condominium**
Tax Amt/Yr: **\$0/2020**
Condo Fee/Freq: **\$459.46/Monthly**
Addl Monthly Fees: **\$0.00**

Remarks/Directions

Public Rmks: **SALES CENTRE OPEN BY APPOINTMENT ONLY 3 Grey St, Thornbury (on Highway 26/BMCC building) TO BE BUILT. List price reflects standard finishes & does not include upgrades. Exterior and interior artist renditions used to show quality of craftsmanship. Some features shown may be upgrades offered at additional cost. Built by Hallmark Homes North, a custom builder with over 28 years of experience, The Enclave at Lora Bay features 16 luxury condos and maintenance free living! This unit offers the largest floor plan with approx 2585sqft of finished living space, 2 car garage (only found in unit 2&3), 3 bedrooms, 2.5 bathrooms & the option to finish the basement (upgrade). The main floor will feature an open plan concept with gas fireplace, 9ft smooth ceilings, modern kitchen with extended height cabinetry, Caesarstone countertops, pantry, island and walk out to the back patio. The upper level will also have 9ft smooth ceilings, a master suite with 5pc ensuite bathroom, 2 guest bedrooms, a shared bathroom and laundry. Outside offers landscaping, front porch and back patio with privacy fence. Amenities include the Lora Bay Golf Course, clubhouse, restaurant, two beaches including a private residents-only beach, rec centre with pool and year-round social activities. The Enclave at Lora Bay is minutes from the shops and world-class restaurants of Thornbury putting it in the heart of Ontario's playground. Natural beauty combined with year-round activities, from golf to skiing to water sports, makes the region THE destination for the active retiree or year-round resident with an active lifestyle in mind. Taxes to be assessed. HST included for qualified buyer.**

Directions: **HWY 26, Lora Bay Drive, West Ridge, Landry Lane**

Common Elements

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

Assoc Fees: **\$459.46/Monthly**

Assoc Fee Incl: **Ground Maintenance/Landscaping, Parking, Roof, Snow Removal**

Pets Allowed:

Yes

Locker:

None

Assoc Fee Rmrks:

Condo Corp #:

0

Prop Mgmt Co:

Condo Corp Yr End:

Building Name: **The Enclave at Lora Bay**

Exterior

Exterior Feat: **Landscaped, Lawn Sprinkler System, Patio(s), Porch, Privacy Wood**

Construct. Material:

Shingles Replaced:

Year/Desc/Source:

Pool Features:

Parking Features:

Parking Spaces:

Garage Sp/Desc:

Services:

Water Source:

Area Influences:

Foundation:

2022/To Be Built/Builder

Community

Attached Garage, Private Double Driveway

4

2 Spaces

Cell Service, Electricity, Natural Gas

Municipal

Beach, Dog Park, Downtown, Golf, Highway Access, Lake Access, Landscaped, Library, Park, Public

Parking, Quiet Area, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails

Subdiv. Covenant

Roof:

Prop Attached:

Apx Age:

Carport Sp:

Sewer:

Asphalt Shingle

Attached

New

Sewer (Municipal)

Restrictions:

Interior

Interior Feat:

Basement: **Full Basement, Unfinished**

Laundry Feat: **Upper Level**

Cooling:

Heating: **Central Air**

Fireplace: **Forced Air, Gas**

Inclusions: **/Natural Gas**

Carbon Monoxide Detector, Smoke Detector

FP Stove Op:

Property Information

Common Elem Fee: **Yes**
 Legal Desc: **condo not yet registered - Land: Block 24, Plan 16M-49, Town of The Blue Mountains, County of Grey**
 Zoning: **R1**
 Assess Val/Year: **\$0/2020**
 PIN: **371300637**
 ROLL: **424200001530133**
 Possession/Date: **Other/**
 Possession Rmks: **tbd**

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

Brokerage Information

List Date: **10/27/2020**
 List Brokerage: **Royal LePage Locations North (Thornbury), Brokerage**
 Source Board: **Southern Georgian Bay**

Prepared By: STEVE SIMON, Salesperson

Date Prepared: 11/25/2020

POWERED by [itsorealestate.com](https://www.itsorealestate.com). All rights reserved.

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

MLS® #: 40036352

Room	Level	Dimensions	Dimensions (Convert)	Room Features
Living Room	Main	16.02 x 14.1	4.88 m x 4.27 m	
Dining Room	Main	11 x 14	3.35 m x 4.27 m	
Kitchen	Main	27.02 x 10	8.23 m x 3.05 m	
Bathroom	Main			2-Piece
Bathroom	Second			3-Piece
Bathroom	Second			5+ Piece
Bedroom	Second	13.03 x 19.02	3.96 m x 5.79 m	
Bedroom	Second	13.03 x 19.02	3.96 m x 5.79 m	
Bedroom Primary	Second	19 x 12.06	5.79 m x 3.66 m	

MLS® #: 40036352

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

MLS® #: 40036352

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

Date:

Level:

MLS® #: 40036352





MLS® #: 40036352

