

123 LANDRY Lane, Thornbury, Ontario N0H 2P0

Client Full
Active / Residential

123 LANDRY Ln Thornbury
Pending Board Approval

MLS® #: 40054526
Price: **\$1,820,000**



Grey/Blue Mountains/Blue Mountains Bungalow Raised/House

	Beds	Baths	Kitch
Lower	2	1	
Main	2	2	1

Beds: **4 (2 + 2)**
Baths: **3 (3 + 0)**
SF Total: **3,910/Plans**
SF Range: **2001 to 3000**
Abv Grade Fin SF: **2,038.00/Plans**
Blw Grade SF: **1,872.00/Plans**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$5,427/2020**
Condo Fee/Freq: **188.77/Monthly**
Addl Monthly Fees: **\$0.00**

Remarks/Directions

Public Rmks: Beautiful 4 bed home in the prestigious Lora Bay community. Featuring numerous high end finishes throughout, plenty of entertaining space, seasonal bay views and just a few minutes from downtown Thornbury. The open concept main floor boasts high coffered ceilings in the living area, california shutters throughout, wood floors and an open plan kitchen/dining with built in ovens, quartz countertops, wine fridge, garburator and island with seating. The living area features a stone surround gas fireplace, large windows that let in lots of light and walk out to the back deck. The main floor master suite offers a walk out to the deck and hot tub, 5pc ensuite bath with 1 way window for complete privacy and large glass surround shower with built in bench and his and hers walk in closets. You'll also find an office/den, guest bedroom, 3pc bathroom, laundry room with custom cabinetry and mudroom with access to the 2 car garage. The lower level is fully finished with a rec room, modern electric fireplace, oversized windows, 4pc bathroom, 2 good sized guest bedrooms and ample storage space. The ideal area for guests! Outside has been designed for true outdoor living featuring a covered porch area with stamped concrete floors and fireplace, deck with glass railings, hot tub, gas BBQ and extensive landscaped gardens. 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. Covid 19 protocols in place.

Directions: HWY 26, turn onto Lora Bay Drive, Turn onto West Ridge, Turn left onto Landry Lane

Common Elements

Assoc Amenities: **BBQs Permitted, Club House, Exercise Room, Library, Party Room, Pool, Visitor Parking**
Assoc Fees: **\$188.77/Monthly**
Assoc Fee Incl:
Assoc Fee Rmks:
Building Name: **Lora Bay**

Pets Allowed: **Yes**
Locker: **None**
Condo Corp #: **79**

Exterior

Exterior Feat: **Deck(s), Hot Tub, Landscape Lighting, Landscaped**
Construct. Material: **Board & Batten, Stone**
Shingles Replaced: **2013**
Year/Desc/Source: **//Other**
Pool Features: **Community**
Parking Features: **Attached Garage, Gravel Driveway, Private Double Driveway**
Parking Spaces: **4**
Garage Sp/Desc: **2 Spaces**
Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights, Telephone**
Water Source: **Municipal-Metered**
Lot Size Area/Units: **/**
Lot Front (Ft): **80.00**
Location: **Urban**
Area Influences: **Beach, Dog Park, Downtown, Golf, Highway Access, Hospital, Lake Access, Landscaped, Library, Park, Place of Worship, Quiet Area, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails**
View: **Bay**
Topography: **Sloping**
Restrictions: **Subdiv. Covenant**

Foundation: **ICF**

Roof: **Asphalt Shingle**
Prop Attached: **Detached**
Apx Age: **Unknown**

Driveway Spaces: **2.0**

Carport Sp: **Sewer (Municipal)**
Sewer:

Water Trmt: **< 0.5**
Acres Range: **140.00**
Lot Depth (Ft):
Lot Irregularities:

Acres Rent:
Lot Shape:
Land Lse Fee:

Retire Com:
Fronting On:

Interior

Interior Feat: **Central Vacuum, Garborator**
Basement: **Full Basement**
Laundry Feat: **Laundry Room, Main Level**
Cooling: **Central Air**
Heating: **Forced Air, Gas**

Basement Fin: **Fully Finished**

Fireplace: /Electric, Living Room, Natural Gas
 Under Contract: Hot Water Heater
 Inclusions: Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings
 Add Inclusions: kitchen wine fridge, BBQ
 Exclusions: Freezer, Beer Fridge, Second wine fridge located in the basement
 Electric Age: 2013
 Furnace Age: 2013
 Plumbing Age: 2013
 Tank Age:
 FP Stove Op:
 Contract Cost/Mo: 34.69
 Furnished:
 UFFI:

Property Information

Common Elem Fee: Yes
 Legal Desc: LOT 46, PLAN 16M17, THE BLUE MOUNTAINS. T/W AN UNDIVIDED COMMON INTEREST IN GREY COMMON ELEMENTS CONDOMINIUM CORPORATION NO. 79; T/W EASEMENT OVER THE COMMON ELEMENTS IN GREY COMMON ELEMENTS CONDOMINIUM PLAN NO. 63 AS IN LT234; continued in docs
 Zoning: R1
 Assess Val/Year: \$621,000/2020
 PIN: 371300259
 ROLL: 424200001519447
 Possession/Date: 30 - 59 Days/
 Local Improvements Fee:
 Survey: Unknown/
 Hold Over Days:
 Occupant Type: Owner
 Deposit:

Brokerage Information

List Date: 01/06/2021
 List Brokerage: Royal LePage Locations North (Thornbury), Brokerage
 Source Board: Southern Georgian Bay

Prepared By: STEVE SIMON, Salesperson

Date Prepared: 01/06/2021

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Information deemed reliable but not guaranteed. CoreLogic Matrix

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Room	Level	Dimensions	Dimensions (Convert)	Room Features
Living Room	Main	24.09 x 13.1	7.32 m x 3.96 m	
Kitchen	Main	16.11 x 12.1	4.88 m x 3.66 m	
Dining Room	Main	15.02 x 12.1	4.57 m x 3.66 m	
Bedroom Primary	Main	16.05 x 14.07	4.88 m x 4.27 m	
Bathroom	Main			5+ Piece
Bathroom	Main			3-Piece
Den	Main	11 x 12.02	3.35 m x 3.66 m	
Bedroom	Main	15.1 x 11	4.57 m x 3.35 m	
Bathroom	Lower			4-Piece
Bedroom	Lower	15.02 x 14.04	4.57 m x 4.27 m	
Bedroom	Lower	13.02 x 10.08	3.96 m x 3.05 m	
Recreation Room	Lower	25.1 x 28.05	7.62 m x 8.53 m	

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

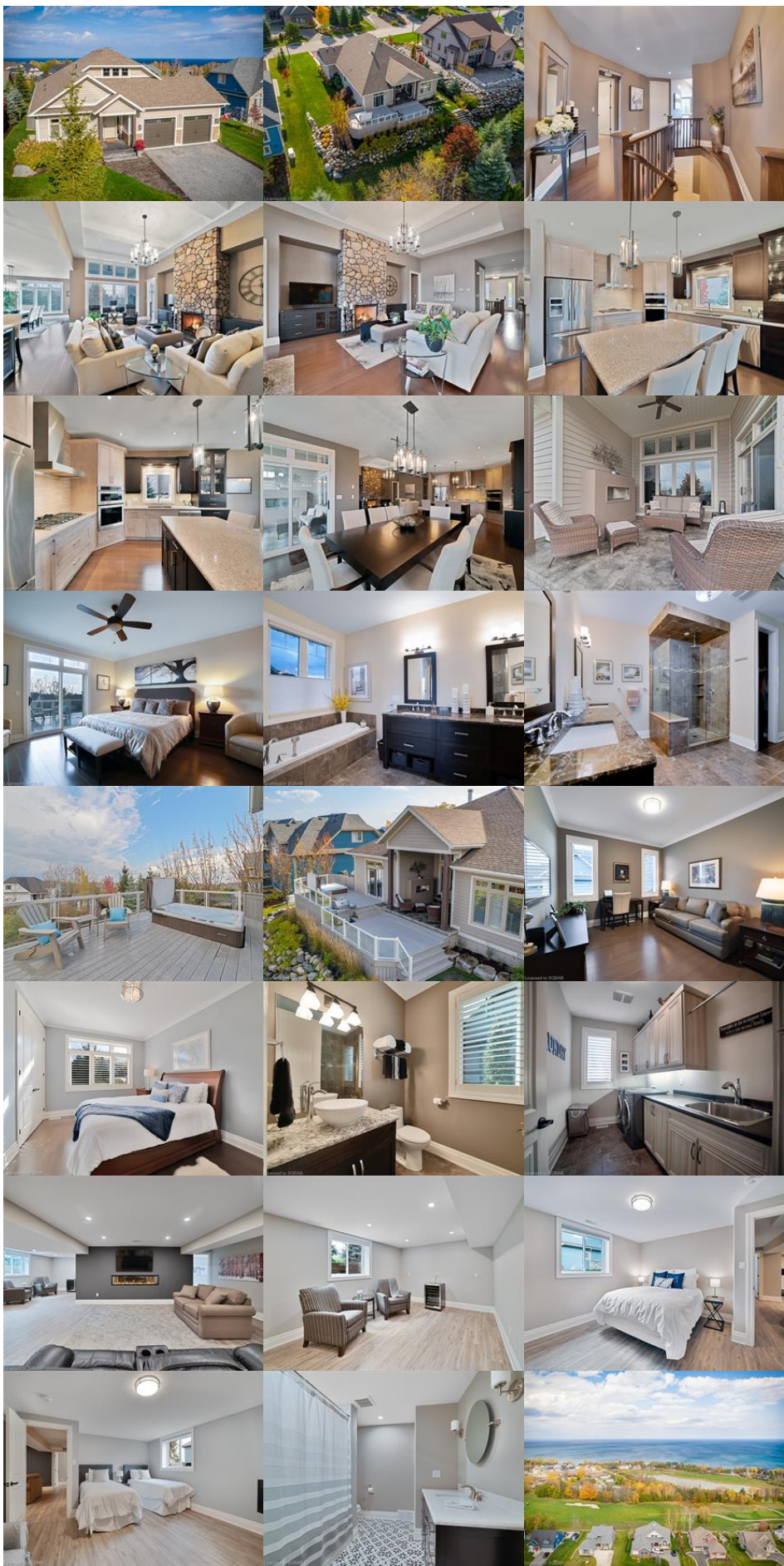
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Green Energy Efficient:
 Green Energy Generation:
 Green Indoor Air Quality:
 Green Sustainability:
 Green Water Conservation:
 Energy Certification:
 Information Statement:

Date:

Level:

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