

LT 13 LANDRY Lane, Thornbury, Ontario N0H 2P0

Client Full
Active / Land

LT 13 LANDRY Ln Thornbury
Pending Board Approval

MLS® #: **40117798**
Price: **\$795,000**



Grey/Blue Mountains/Blue Mountains

Residential

Tax Amt/Yr: **\$0/2021**
Zoning: **R1**
Devel Chrg Pd:
Official Plan:
Site Plan Apprv:

Trans Type: **Sale**
Lot Size Acres:
Acres Range: **< 0.5**
Frontage: **80.00**
Lot Dimensions: **80 x 148**
Lot Irregularities:
Lot Shape:
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$0/2021**

Remarks/Directions

Public Rmks: **VACANT LAND IN LORA BAY! HST included. VACANT LAND ONLY. Exterior artist rendition used to show an example of a home that could be built but is not included in the sale. Sought after vacant land in the heart of the prestigious Lora Bay community in Thornbury. Located on a quiet street, backing onto the Lora Bay Golf Course, this premium 80ft by 148ft lot has tons of space to work with and beautiful views of the golf course. Build your dream home on this plot of land and be a part of the welcoming, friendly and desirable community. 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! Enjoy all that Lora Bay has to offer including golf, a restaurant, social activities, 2 beaches, recreation centre and much more.**

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

Exterior

Area Influences: **Beach, Dog Park, Downtown, Golf, Highway Access, Lake Access, Lake/Pond, Landscaped, Library, Park, Place of Worship, Playground Nearby, Public Parking, Quiet Area, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails**
Restrictions: **Subdiv. Covenant**

Land Information

Utilities:
Water Source: **Municipal**
Well Testing:
Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Natural Gas, Recycling Pickup, Street Lights, Telephone**
Lot Front (Ft): **80.00** Lot Depth (Ft): **148.00**
Sewer: **Sewer (Municipal)**
Water Treatment:
Location: **Urban**

Property Information

Legal Desc: **LOT 13, PLAN 16M49 TOGETHER WITH AN UNDIVIDED COMMON INTEREST IN GREY COMMON ELEMENTS CONDOMINIUM CORPORATION NO.104 TOGETHER WITH AN EASEMENT OVER THE COMMON ELEMENTS IN GREY COMMON ELEMENTS CONDOMINIUM CORPORATION PLAN NO. 63 - cont in docs**
Zoning: **R1**
Assess Val/Year: **\$157,000/2021**
PIN: **371300626**
ROLL: **424200001530122**
Possession/Date: **Other/**
Possession Rmks: **to be built**
Survey: **Unknown/**
Hold Over Days:
Occupant Type:
Deposit: **TBD**

Brokerage Information

List Date: **05/25/2021**
List Brokerage: **Royal LePage Locations North (Thornbury), Brokerage**
Source Board: **Southern Georgian Bay**

Prepared By: STEVE SIMON, Salesperson

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Date Prepared: 05/25/2021

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

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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:

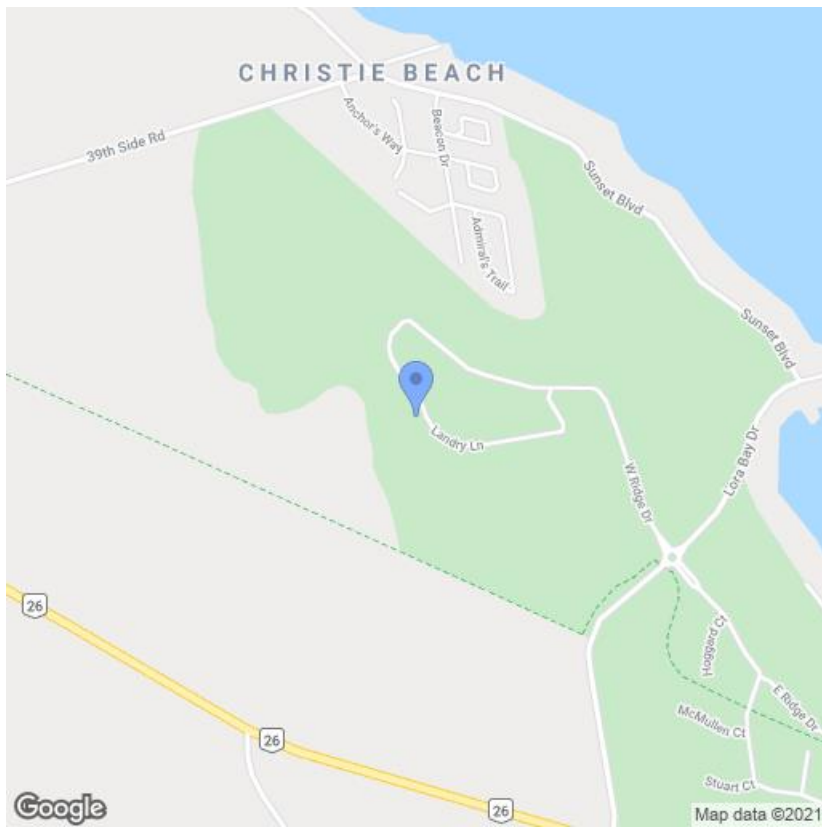
Date:

Level:

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