

Property Features of 338 Sunset Blvd, Thornbury

Exterior

- Built in 2017
- Views of the Lora Bay Golf Course
- Located across from Georgian Bay
- One minute walk to Lora Bay beach
- Oversized, heated 2 car garage with extra high ceilings and access to the lower level
- Spectacular backyard with in ground pool, hot tub and expansive cabana
- Landscaped gardens front and back
- Stamped concrete deck
- Roof is 35yr shingle
- 22kw whole home generator
- lawn and garden irrigation system

Interior

- 4 bedrooms (one used as a study with a murphy bed)
- 3 bathrooms
- Great room
- Kitchen/dining
- Finished lower level
- Laundry room with access to the garage
- Wood floors
- Reclaimed barn beams
- Forced air heat
- Air conditioning
- Central vac rough in
- Fully automated audio/music system throughout the home and exterior.

Cabana

- 2pc bathroom
- Kitchenette
- Living space with wood burning fireplace
- Glass doors with 16' opening to the pool area

Great Room

- Vaulted ceilings
- Gas fireplace
- Tons of light

Kitchen/Dining

- Premium Quartz countertops
- Coffee nook
- Reclaimed barn top bar and island
- Doors leading out to the back deck

Primary Bedroom Suite

- Doors leading out to a private patio
- Large walk in closet with custom built ins
- 5pc ensuite bath

Primary ensuite

- 5pc
- Freestanding soaker tub
- Glass and tile shower
- Double vanity



** The information provided on this Features List is provided by the owner and is believed to be accurate and reliable. The Lifestyles North Team and Royal LePage Locations North assumes no responsibility for any errors or inaccuracies.

Lower level

- Heated floors
- Rec room
- Family room
- 2 bedrooms
- 3pc bathroom
- Bar area
- Office/flex space
- Access to the garage
- Lined acoustics insulation
- Surround sound
- Storage space - space to repurpose if needed for 2 additional bedrooms

Back yard

- In-ground pool from Dolphin Fiberglass Pools
 - Cancun model
 - Fully fenced
 - Heated with natural gas
 - Recess solar blanket
- Expansive Cabana
- Hot tub
- Landscaped gardens
- Stamped concrete deck
- Privacy fences
- Private patio outside primary suite

Area

- Minutes from Thornburys award winning dining, boutiques, harbour and coffee shops.
- A short drive to Blue Mountain, Collingwood and private ski/golf clubs

Other details

- Taxes (2020): \$6781
- Monthly homeowners association fee - \$116

Lora Bay Amenities

- Rec centre with indoor pool
- Clubhouse with restaurant
- Lora Bay Golf Club
- Georgian Trail
- 2 Beaches (1 minute walk to Lora Bay private beach)

Inclusions

- Dishwasher, Dryer, Hot Tub, Microwave, Refrigerator, Stove, Washer, Window Coverings

Exclusions

- Car hoist in garage
- Wind direction fish on Cabana and weather vane
- Pool table
- Artwork
- Foyer mirror
- Bell satellite receivers



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