

**Property Features of
112 Landry Lane, Thornbury (Lora Bay)**

Exterior

- Custom build by DeSign 2000 in 2010
- Backs onto the driving range at Lora Bay Golf Course
- Extensive landscaping, gardens, stone patio seating areas, wood burning fireplace
- Wood siding
- Attached 2 car garage

Interior

- 5 bedrooms
- 3.5 bathrooms
- Bright open concept
- Upper level
- Finished lower level
- Laundry with access to the garage
- Office
- Forced air gas
- Air conditioning

Kitchen/Dining

- Custom kitchen
- Granite countertops
- Island with seating and custom wine storage
- High end appliances including six burner Wolf gas stove

Great room

- Vaulted ceilings
- Floor to ceiling windows
- Stone surround gas fireplace
- Walk out to back patio
- Driving range views

Primary suite

- Vaulted ceilings
- 5pc ensuite bathroom
- Walk in closet

Upper floor

- 2 guest bedrooms (1 with semi-ensuite)
- Loft space
- 4pc semi-ensuite bathroom

Lower level

- Fully finished
- Large rec room with pine ceiling
- Kitchenette with fridge, sink and peninsula seating
- 2 guest bedrooms
- Guest 3pc bathroom
- Extended rec room has access to the garage (this could be converted to a mudroom)



Area

- Close to the areas private ski/golf clubs, beaches and trail system
- Few minutes drive from downtown Thornbury
- A short drive to Blue Mountain Village

Lora Bay Amenities

- Rec centre with indoor pool
- Clubhouse with restaurant
- Lora Bay Golf Club
- Georgian Trail
- 2 Beaches

Other property info

- Monthly fee: \$189
- Taxes: \$7000 (approx)
- Services: Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Street Lights, Telephone
- Area Influences: Beach, Downtown, Golf, Highway Access, Landscaped, Park, Public Parking, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails

Inclusions

- All appliances, Fridge, stove, dishwasher, washer/dryer, Furniture is negotiable

Utilities

- Hydro Fees / month. 60.00
- Gas/Oil Fees / month 40.00
- Sewage Fees / month 75.00



** 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.