

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

Exterior

- Panoramic Bay views
- 350sqft deck with glass railing and no-maintenance deck boards
- Extensive landscaping; Japanese Maple, Blue Spruce, Red Maple trees
- Interlocking stone patio and stone steps into backyard
- 3 car attached garage with third bay manual lift door to backyard
- Private double wide driveway - paved (2021)
- Roughed in for generator

Interior

- 4 bedrooms
- 4 bathrooms
- Laundry with access to the garage
- Open plan Living/dining/kitchen
- Main floor primary suite
- Upper level
- Finished lower level
- Heat: Forced air gas
- Central air
- Wood floors
- Large windows
- Designer lighting
- High end finishes
- Pot lights in Loft, Lower Level, Kitchen and Main Floor Den
- California shutters throughout (fabric blinds in bedrooms)

Kitchen

- Bay views
- Bertazzoni Italia gas stove/convection oven
- Fisher Paykel refrigerator and dishwasher
- Island
- Black granite sink

Great room

- Stone surround 2 storey gas fireplace
- Large windows with bay views
- Tall ceilings
- Walkout to deck

Primary suite

- Main floor
- Bay views
- Walk in closet
- 3pc ensuite bath

Upper floor

- Guest bedroom
- Loft Level Dormer window in Main Floor Great Room
- 4pc shared bathroom
- Living space overlooking the main level



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Lower level

- Fully finished
- Walk-out to stone patio
- Spacious rec room with stone surround gas fireplace and wood mantel
- Guest bedroom
- 4pc bathroom

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: \$193
- Taxes: \$5728.47
- 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
- Hot water heater - rental

Inclusions

- All appliances, Fridge, oven, dishwasher, washer/dryer, window coverings, lights, bar fridge, wine fridge

Exclusions

- Furniture/decor

Utilities

- Gas/oil - approx. \$ 35-50/month
- Hydro - approx. \$125-150/month
- Water - approx. \$75/month



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