

139 LANDRY Lane, Thornbury, Ontario N0H 2P0

Client Full
Active / Residential

139 LANDRY Ln Thornbury

MLS® #: 40177801
Price: **\$2,250,000**



Grey/Blue Mountains/Blue Mountains

2 Storey/House

	Beds	Baths	Kitch
Lower	2	1	
Main	2	3	1
Second	2	1	

Beds: **6 (4 + 2)**
 Baths: **5 (4 + 1)**
 SF Fin Total: **4,781/Plans**
 SF Fin Range: **2001 to 3000**
 AG Fin SF: **2,925.00/Plans**
 BG Fin SF: **1,856.00/Plans**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$6,695/2020**
 Condo Fee/Freq: **196.00/Monthly**
 Addl Monthly Fees: **\$0.00**

Remarks/Directions

Public Rmks: **Exquisite new (2020) home with glistening Georgian Bay views in the prestigious Lora Bay community. Featuring numerous high end finishes throughout, plenty of entertaining space, walk-out lower level and just a few minutes from downtown Thornbury. The main floor boasts open plan living at its finest; featuring soaring ceilings, shiplap feature walls, large windows, attractive wood floors and posts, contemporary designer lighting and much more! The living/dining space has a stone surround gas fireplace and the stunning chefs kitchen offers a large island, beautiful quartz countertops, lots of storage including a bar area with bar fridge, wine rack feature wall and built-ins complete with Georgian Bay views and walk out to a wrap around balcony. The spacious main floor primary suite features a good size walk-in closet, walk out to the balcony and spa-like ensuite bath with soaker tub, quartz counters and glass shower with built in seat. On this level you'll also find a powder room, laundry room with access to the 2 car garage and guest bedroom with 3pc ensuite. The upper level has wood floors, iron railings, 2 guest bedrooms, a large 5pc bathroom and open hallway with Georgian Bay views! Head downstairs to a fully finished, walk-out lower level with tall ceilings, radiant in-floor heat and a bright and airy feel; the perfect entertaining space! This level features a bar with sink, wine fridge and seating at the quartz bar top, large rec room with walk out to the backyard, oversized windows, 2 guest beds, 3pc bath & a wine room w/ built in storage & glass doors. Spectacular rock landscaping surrounds the property as do mature trees and a wrap around balcony with glass railing and Georgian Bay views. Located minutes from award winning dining, boutiques and harbour and close to private ski/golf clubs! Move in and enjoy all that Lora Bay has to offer including golf, restaurant, social activities, 2 beaches, recreation centre and more. Covid protocols in place.**

Directions: **Lora Bay Drive, turn left onto West Ridge, Turn left onto Landry Lane, property on your right**

Common Elements

Common Element Additional Fee: **0.00**

Common Element/Condo Amenities: **BBQs Permitted, Club House, Exercise Room, Party Room, Pool**

Condo Fees: **\$196.00/Monthly**

Pets Allowed: **Yes**

Prop Mgmt Co: **E&H Management**

Building Name: **Lora Bay**

Condo Corp #: **0**

Condo Corp Yr End:

Exterior

Exterior Feat: **Balcony, Landscaped**
 Construct. Material: **Wood**
 Shingles Replaced: Foundation: **Poured Concrete**
 Year/Desc/Source: **2020/Completed / New/Owner**
 Garage & Parking: **Attached Garage//Private Drive Double Wide**
 Parking Spaces: **6**
 Parking Level/Unit: Driveway Spaces: **4.0**
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Street Lights, Telephone**
 Water Source: **Municipal**
 Lot Size Area/Units: /
 Lot Front (Ft): **81.00**
 Location: **Urban**
 Area Influences: **Beach, Downtown, Golf, Highway Access, Landscaped, Park, Public Parking, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails**
 View: **Bay, Trees/Woods**
 Restrictions: **Subdiv. Covenant**

Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **0-5 Years**
 Garage Spaces: **2.0**
 Sewer: **Sewer (Municipal)**
 Water Tmnt: Acres Range: **< 0.5**
 Lot Depth (Ft): **147.00**
 Lot Irregularities: Acres Rent:
 Land Lse Fee:
 Retire Com:
 Exposure:

Interior


Interior Feat: **Bar Fridge, Other**
 Basement: **Full Basement**
 Basement Fin: **Fully Finished**
 Basement Feat: **Walk-Out**
 Cooling: **Central Air**
 Heating: **Fireplace, Forced Air, Gas**
 Under Contract: **Hot Water Heater**
 Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings**
 Add Inclusions: **light fixtures, 1 bar fridge and 1 wine fridge**
 Contract Cost/Mo:

Exclusions: **Furniture and artwork**

Property Information

Common Elem Fee: **Yes** Local Improvements Fee:
Legal Desc: **LOT 18, 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 - continued in docs**
Zoning: **R1** Survey: **Unknown/**
Assess Val/Year: **\$136,000/2020** Hold Over Days:
PIN: **371300631** Occupant Type: **Owner**
ROLL: **424200001530127**
Possession/Date: **Flexible/** Deposit: **50000**

Brokerage Information

List Date: **10/21/2021**
List Brokerage: **Royal LePage Locations North (Thornbury), Brokerage** 
Source Board: **The Lakelands**

Prepared By: STEVE SIMON, Salesperson
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Date Prepared: 10/22/2021

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

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Bathroom	Main			2-Piece
Bathroom	Main			3-Piece
Bathroom	Main			5+ Piece
Bedroom	Main	11' 3" X 11' 10"	3.43 X 3.61	
Dining Room	Main	20' 5" X 11' 3"	6.22 X 3.43	
Kitchen	Main	20' 6" X 18' 4"	6.25 X 5.59	
Living Room	Main	14' 3" X 13' 11"	4.34 X 4.24	
Bedroom Primary	Main	16' 11" X 18' 5"	5.16 X 5.61	
Bathroom	Second			5+ Piece
Bedroom	Second	18' 10" X 12' 10"	5.74 X 3.91	
Bedroom	Second	14' 9" X 11' 0"	4.50 X 3.35	
Bathroom	Lower			3-Piece
Bedroom	Lower	11' 9" X 15' 11"	3.58 X 4.85	
Bedroom	Lower	18' 10" X 11' 10"	5.74 X 3.61	
Recreation Room	Lower	32' 10" X 25' 4"	10.01 X 7.72	
Bonus Room	Lower	7' 4" X 7' 11"	2.24 X 2.41	
Desc: Wine room				

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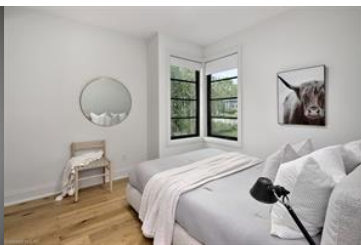
Click the LifeStyle Match button to prioritize which property features matter most to you.

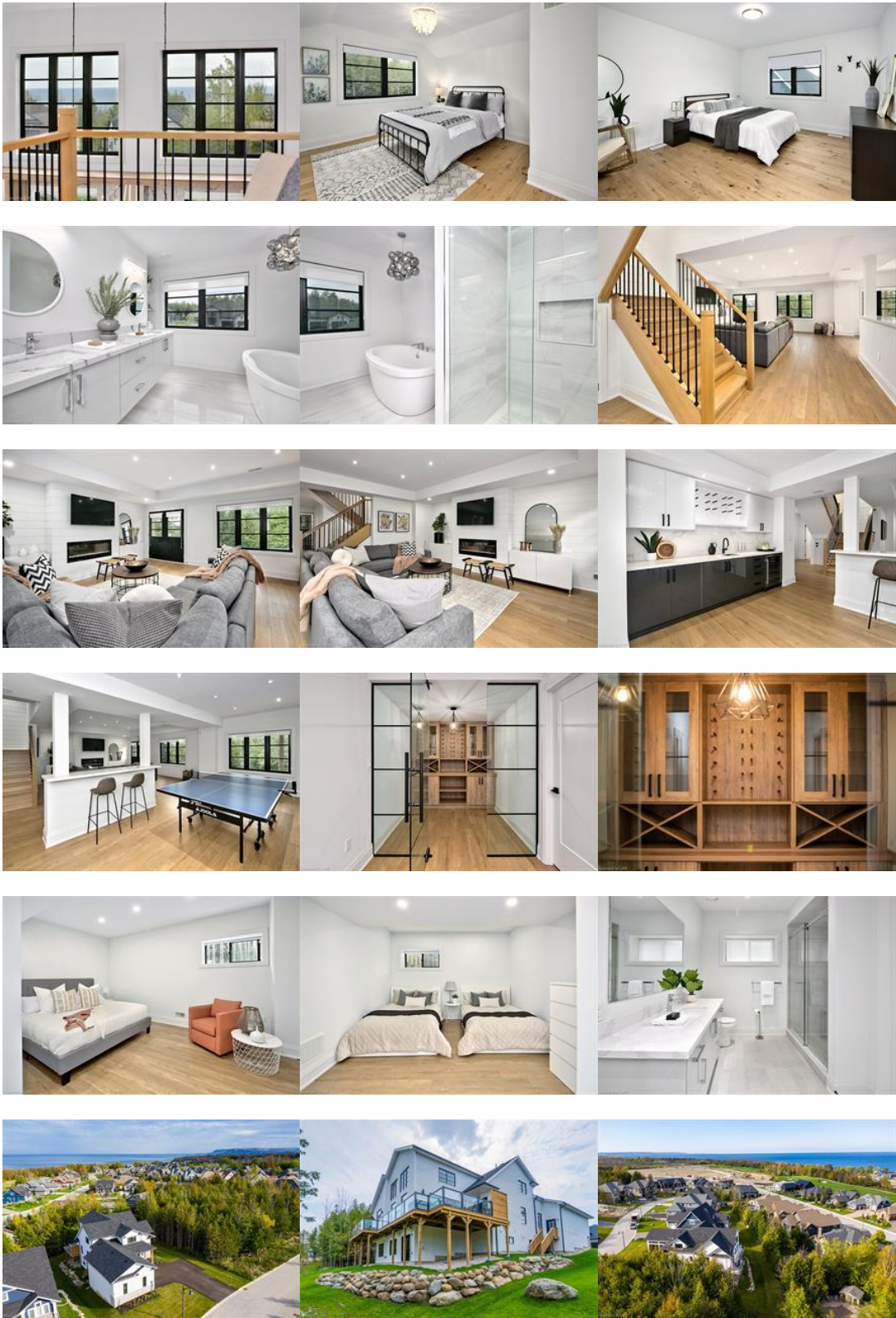
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Green Energy Efficient:
Green Energy Generation:
Green Indoor Air Quality:
Green Sustainability:
Green Water Conservation:
Energy Certification:
Date:
Information Statement:

Level:

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