

129 LANDRY Lane, Thornbury, Ontario N0H 2P0

Client Full
Active / Residential

129 LANDRY Ln Thornbury

MLS® #: 40178328

Price: **\$1,775,000**



Grey/Blue Mountains/Blue Mountains

Bungalow/House

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

Beds: **4 (3 + 1)**
 Baths: **4 (4 + 0)**
 SF Fin Total: **3,490/Plans**
 SF Fin Range: **2001 to 3000**
 AG Fin SF: **2,159.00/Plans**
 BG Fin SF: **1,331.00/Plans**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$5,728/2021**
 Condo Fee/Freq: **193.00/Monthly**
 Addl Monthly Fees: **\$0.00**

Remarks/Directions

Public Rmks: **GEORGIAN BAY VIEWS!** Located in the prestigious enclave of Lora Bay, this fantastic 4 bed, 4 bath home features panoramic water views, wood floors, extensive landscaping, walk-out lower level and 3 car garage. The open plan main level boasts a great room with high ceilings and 2 storey stone surround gas fireplace, walk out to a large 350sqft deck with glass railing and stunning bay views, a custom kitchen and a den/office with frosted french pocket doors. The kitchen features high end appliances such as Bertazzoni Italia gas stove/convection oven, Fisher Paykel refrigerator and dishwasher complete with island and black granite sink. The primary suite offers a relaxing space with beautiful water views, walk-in closet with ample storage space and 3pc ensuite bath complete with walk in shower. You'll also find an additional 4pc bathroom and a laundry room with access to the 3 car garage. Head upstairs to find a large light filled loft area with living space overlooking the main floor, bay views, another guest bedroom, 4pc bathroom and plenty of closet space. The expansive walkout lower level is fully finished and sound insulated, featuring a huge rec space with stone gas fireplace and wood mantel, 9ft ceilings, access to the backyard, a bedroom, 4pc bathroom and oversized windows. Backing onto the Lora Bay Golf course, this private premium water view lot is professionally landscaped with an interlocking stone patio, several Red Maple, Japanese Maple and Blue Spruce trees and extended views of Georgian Bay. 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! Move in and enjoy all that Lora Bay has to offer including golf, a restaurant, social activities, 2 beaches, recreation centre and much more. Covid 19 protocols in place.

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

Common Elements

Common Element Additional Fee: **0.00**

Common Element/Condo Amenities: **BBQs Permitted, Club House, Games Room, Party Room, Pool, Visitor Parking, Other**

Condo Fees: **\$193.00/Monthly**

Pets Allowed: **Yes**

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

Building Name: **Lora Bay**

Condo Corp #: **0**

Condo Corp Yr End:

Exterior

Exterior Feat: **Balcony, Deck(s), Landscaped, Lighting, Patio(s), Privacy**
 Construct. Material: **Stone, Wood**
 Shingles Replaced: Foundation: **Poured Concrete**
 Year/Desc/Source: **2018/Completed / New/Owner**
 Garage & Parking: **Attached Garage//Private Drive Double Wide**
 Parking Spaces: **6** Driveway Spaces: **3.0**
 Parking Level/Unit: Parking Assigned: Garage Spaces: **3.0**
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights, Telephone** Sewer: **Sewer (Municipal)**
 Water Source: **Municipal** Water Tmnt:
 Lot Size Area/Units: / Acres Range: **< 0.5** Acres Rent:
 Lot Front (Ft): **113.00** Lot Depth (Ft): **164.00** Lot Shape:
 Location: **Urban** Lot Irregularities: Land Lse Fee:
 Area Influences: **Ample Parking, Beach, Dog Park, Downtown, Golf, Highway Access, Hospital, Lake Access, Lake/Pond, Landscaped, Library, Marina, Open Spaces, Park, Place of Worship, Public Parking, Quiet Area, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails, Other**
 View: **Bay, Golf Course, Panoramic, Water** Retire Com:
 Restrictions: **Subdiv. Covenant** Exposure:

Interior

Interior Feat: **Other**
 Basement: **Full Basement** Basement Fin: **Fully Finished**
 Basement Feat: **Walk-Out**
 Cooling: **Central Air**
 Heating: **Fireplace-Gas, Forced Air, Gas**
 Fireplace: **/Living Room, Natural Gas, Rec Room** FP Stove Op:
 Inclusions: **Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Stove, Washer, Window Coverings**
 Exclusions: **Ceiling Light Fixture in primary bedroom.Tesla Charger in garage**

Electric Age: **2018**
Furnace Age: **2018**


Plumbing Age: **2018**
Tank Age: **2018**

Furnished:
UFFI:

Property Information

Common Elem Fee: **Yes** Local Improvements Fee:
Legal Desc: **LOT 43, PLAN 16M17, THE BLUE MOUNTAINS. T/W EASEMENT OVER THE COMMON ELEMENTS IN GREY COMMON ELEMENTS CONDOMINIUM PLAN NO. 63 AS IN LT234; T/W EASEMENT OVER PT LTS 36 & 37 CON 11 & PT KENWOOD RD PL 442 AS PTS 5 TO 11, 21 TO 24 16R8704 AS IN .. see docs**
Zoning: **R1** Survey: **Available/**
Assess Val/Year: **\$651,000/2021** Hold Over Days:
PIN: **371300256** Occupant Type: **Owner**
ROLL: **424200001519444**
Possession/Date: **Flexible/** Deposit: **100000**

Brokerage Information

List Date: **10/22/2021**
List Brokerage: [Royal LePage Locations North \(Thornbury\), Brokerage](#) 
Source Board: **The Lakelands**

Prepared By: **STEVE SIMON, Salesperson**

Date Prepared: **10/22/2021**

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Information deemed reliable but not guaranteed. CoreLogic Matrix

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Bathroom	Main			3-Piece
Primary Bathroom	Main			4-Piece
Dining Room	Main	13' 0" X 11' 0"	3.96 X 3.35	
Kitchen	Main	11' 5" X 11' 10"	3.48 X 3.61	
Great Room	Main	19' 0" X 14' 9"	5.79 X 4.50	
Bedroom	Main	9' 9" X 12' 0"	2.97 X 3.66	
Bedroom Primary	Main	12' 4" X 14' 10"	3.76 X 4.52	
Bathroom	Second			4-Piece
Bedroom	Second	12' 4" X 14' 2"	3.76 X 4.32	
Loft	Second	18' 6" X 15' 4"	5.64 X 4.67	
Bathroom	Lower			4-Piece
Bedroom	Lower	11' 1" X 14' 6"	3.38 X 4.42	
Recreation Room	Lower	17' 0" X 43' 4"	5.18 X 13.21	

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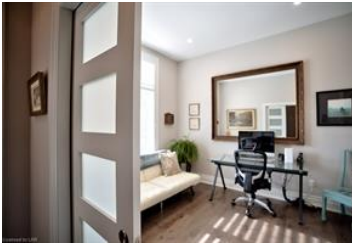
Click the LifeStyle Match button to prioritize which property features matter most to you.

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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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