

112 LANDRY Lane, Thornbury, Ontario N0H 2P0

Client Full
Active / Residential

112 LANDRY Ln Thornbury

MLS® #: 40200154
Price: \$2,150,000



Grey/Blue Mountains/Blue Mountains

Bungalow/House

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

Beds: 5 (3 + 2)
Baths: 4 (3 + 1)
SF Fin Total: 4,437/Plans
SF Fin Range: 2001 to 3000
AG Fin SF: 2,658.00/Plans
BG Fin SF: 1,779.00/Plans
Common Interest: Freehold/None
Tax Amt/Yr: \$7,000/2021
Condo Fee/Freq: 189.00/Monthly
Addl Monthly Fees: \$0.00

Remarks/Directions

Public Rmks: Custom built 5 bed home by Dezn 2000 backing onto the driving range at Lora Bay Golf Course. Located in a sought after community in Thornbury, featuring plenty of entertaining space, upscale finishes, wood floors throughout, huge finished lower level, extensive landscaping and much more. The main floor boasts a bright, open plan space with a great room and kitchen/dining area offering views of the driving range. The great room has vaulted ceilings, floor to ceiling windows, a walkout to the back patio and a cozy stone surround gas fireplace. The custom kitchen has gorgeous granite countertops, high end appliances including a Wolf six burner gas stove and an island with seating space and custom wine storage. In addition you'll find an office, powder room with stone feature wall, laundry with access to the 2 car garage and a spacious primary suite with vaulted ceilings, spa-like 5pc ensuite and walk in closet. Head upstairs to find a loft space and 2 good sized guest bedrooms; one of which has a semi-ensuite bathroom. The expansive lower level features a large rec room with pine ceiling, kitchenette with fridge, sink and peninsula seating, 2 guest bedrooms and a bathroom. The extended rec room has access to the garage and this space could be converted to a mudroom, the perfect entry to the home after a long day on the ski hills. Attractive landscaping surrounds the property with lovely gardens and mature trees for privacy. Views of the driving range, stone patio seating areas, wood burning fireplace, covered front porch and interlock stone driveway complete the well-maintained exterior of the home. Located 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, restaurant, social activities, 2 beaches, recreation centre and much more. Covid protocols in place. Virtual staging used in office.

Directions: HWY 26, turn down Lora Bay Drive, Turn left onto West Ridge Drive, turn left onto Landry lane

Common Elements

Common Element Additional Fee: 0.00

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

Condo Fees: \$189.00/Monthly

Pets Allowed: Yes

Condo Corp #: 0

Building Name: Lora Bay

Exterior

Exterior Feat: Deck(s), Landscaped, Patio(s), Privacy
Construct. Material: Stone, Wood
Shingles Replaced: Foundation: Concrete
Year/Desc/Source: // Roof: Asphalt Shingle
Garage & Parking: Attached Garage//Private Drive Double Wide
Parking Spaces: 6
Parking Level/Unit: Driveway Spaces: 4.0
Services: Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights, Telephone
Water Source: Municipal
Lot Size Area/Units: /
Lot Front (Ft): 70.00
Location: Urban
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, Playground Nearby, Public Parking, Quiet Area, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails, Other
View: Golf Course
Restrictions: Subdiv. Covenant

Interior

Interior Feat: Other
Basement: Full Basement
Basement Feat: Separate Entrance
Laundry Feat: Laundry Room
Cooling: Central Air
Heating: Fireplace, Forced Air, Gas
Under Contract: None

Contract Cost/Mo:

Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer**
Add Inclusions: **Furniture is negotiable**

Property Information

Common Elem Fee: **Yes** Local Improvements Fee:
Legal Desc: **LOT 35, 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...see docs for full legal desc**
Zoning: **R1** Survey: **None/**
Assess Val/Year: **\$704,000/2021** Hold Over Days:
PIN: **371300248** Occupant Type: **Owner**
ROLL: **424200001519436**
Possession/Date: **Flexible/** Deposit: **5% list price**

Brokerage Information

List Date: **01/18/2022**
List Brokerage: [Royal LePage Locations North \(Thornbury\), Brokerage](#) 
Source Board: **The Lakelands**

Prepared By: **STEVE SIMON, Salesperson**

Date Prepared: **01/18/2022**

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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			2-Piece
Bathroom	Main			5+ Piece
Dining Room	Main	20' 5" X 10' 0"	6.22 X 3.05	
Kitchen	Main	10' 4" X 14' 6"	3.15 X 4.42	
Living Room	Main	22' 3" X 18' 11"	6.78 X 5.77	
Office	Main	13' 11" X 10' 10"	4.24 X 3.30	
Bedroom Primary	Main	16' 1" X 17' 8"	4.90 X 5.38	
Bathroom	Second			4-Piece
Bedroom	Second	13' 11" X 10' 10"	4.24 X 3.30	
Bedroom	Second	12' 0" X 11' 6"	3.66 X 3.51	
Loft	Second	13' 0" X 23' 4"	3.96 X 7.11	
Bathroom	Lower			3-Piece
Bedroom	Lower	13' 5" X 12' 10"	4.09 X 3.91	
Bedroom	Lower	11' 3" X 13' 2"	3.43 X 4.01	
Gym	Lower	16' 2" X 10' 9"	4.93 X 3.28	
Recreation Room	Lower	33' 1" X 19' 2"	10.08 X 5.84	

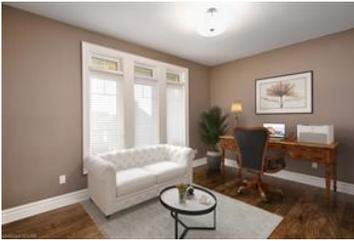
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Click the LifeStyle Match button to prioritize which property features matter most to you.

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

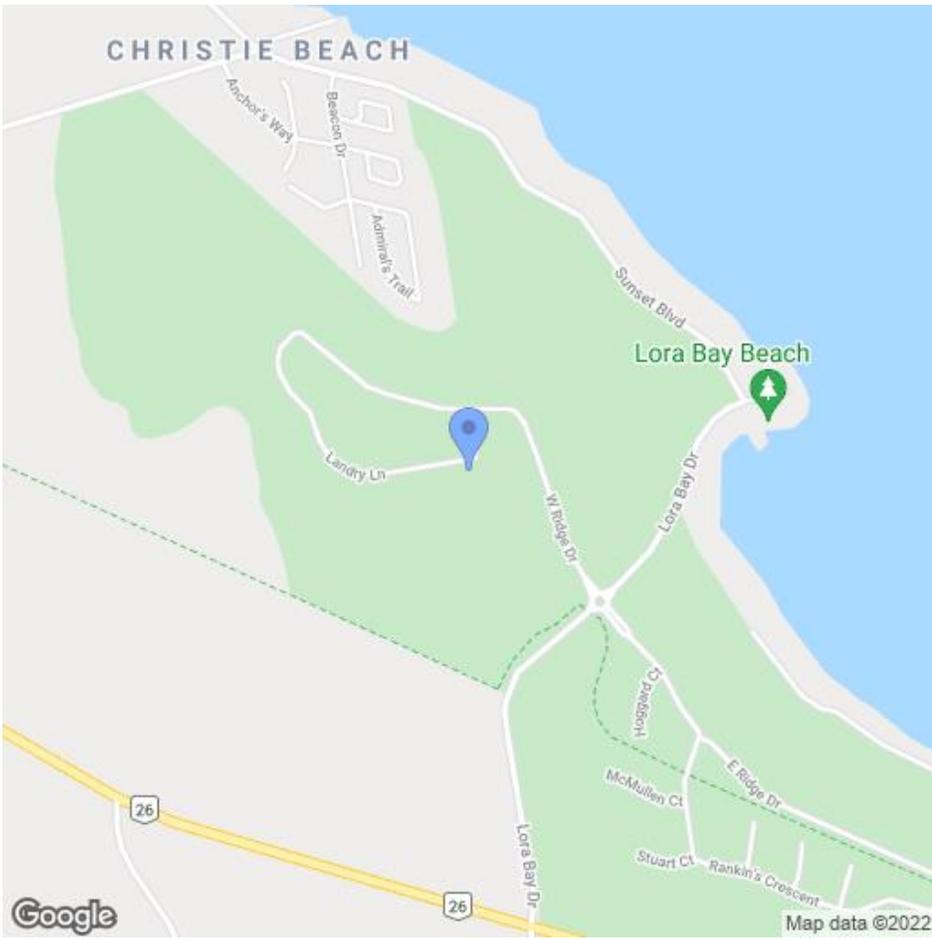
Level:



Virtually staged



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