

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

Exterior

- Built in 2020
- Bay views
- Wrap around balcony
- Wood siding
- Large rock Landscaping
- 2 car attached garage
- Private double wide driveway
- Lot Front: 81.00 Lot Depth: 147.00

Interior

- 6 bedrooms
- 4.5 bathrooms
- Mudroom/Laundry with access to the garage
- Open plan Living/dining/kitchen
- Main floor master suite
- Upper level
- Finished lower level
- Heat: Forced air gas
- Central air
- Wood floors
- Large windows
- Designer lighting
- High end finishes

Kitchen

- Bay views
- Fridge has water system and an automatic ice maker inside left door
- Large island
- Bar area with bar fridge, built ins and wine rack feature wall
- Quartz countertops
- Walkout to wrap around balcony

Living/dining

- Modern quartz surround gas fireplace
- Large windows with bay views
- Dining space

Master suite

- Main floor
- 5pc ensuite bath with soaker tub, quartz counters, glass shower with seat
- Walk in closet
- Walk out to balcony

Upper floor

- 2 good sized guest bedrooms
- 5pc shared bathroom
- Georgian Bay views



Lower level

- Fully finished
- Hydronic in floor heat
- Walk out to backyard
- Spacious rec room
- Bar area with sink and bar fridge and bar top with seating
- Wine room
- 2 guest bedrooms
- 3pc 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: \$196
- Taxes: \$6695
- 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 and art

Utilities

- Hydro \$150
- Gas \$120
- Water \$60



** 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.