

120 ANCHOR'S Way, Thornbury, Ontario N0H 2P0

Client Full
Active / Residential

120 ANCHOR'S Wy Thornbury
Pending Board Approval

MLS® #: 40199660
Price: \$1,299,000



Grey/Blue Mountains/Blue Mountains

Bungalow/House

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

Beds: 4 (2 + 2)
Baths: 4 (3 + 1)
SF Fin Total: 3,295/Plans
SF Fin Range: 2001 to 3000
AG Fin SF: 2,066.00/Plans
BG Fin SF: 1,229.00/Plans
Common Interest: Freehold/None
Tax Amt/Yr: \$4,108/2021
Condo Fee/Freq: 160.00/Monthly
Addl Monthly Fees: \$0.00

Remarks/Directions

Public Rmks: Discover the prestigious Lora Bay lifestyle with this 4 bed, 3.5 bath bungalow with loft, steps from Georgian Bay! Many updates completed including upgraded kitchen, fresh paint on the exterior (2021) and interior (2020), hardwood floors on the main level, new air conditioner and much more. The open plan main floor is a bright, airy space, featuring a great room with a gas fireplace and tall vaulted ceilings, an upgraded kitchen with breakfast bar and beautiful granite countertops and dining area leading out to the sunroom. The spacious main floor primary suite has an updated coffered ceiling, walk in closet and 4pc ensuite bathroom. Also on the main level you'll find a den, laundry closet, access to the 2 car garage and powder room. Head upstairs to a large loft space overlooking the great room! Here you'll find a good-size bedroom with a walk in closet, bathroom and lounge area, perfect for guests. The professionally finished lower level boasts plenty of space for family and friends. Featuring 2 bedrooms, 4pc bathroom, rec room, bar and storage. The exterior features professional landscaping, patio space with new 16X10 ft remote controlled awning, attractive stone accents and wood siding. Looking for a home steps to the beach and in a friendly, sought after community? This is the place for you! 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 with indoor pool and much more. This is your gateway to a life in Ontario's 4 season playground. Covid protocols in place.

Directions: HWY 26, turn onto Lora Bay drive, Sunset Blvd, turn left onto Anchors Way

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: \$160.00/Monthly

Pets Allowed: Yes

Condo Corp #: 0

Building Name: Lora Bay

Exterior

Exterior Feat: Awnings, Landscaped, Patio(s), Privacy
Construct. Material: Stone, Wood
Shingles Replaced: Foundation: Concrete
Year/Desc/Source: 2013//Owner
Property Access: Year Round Road
Pool Features: Community, Indoor
Garage & Parking: Attached Garage//Private Drive Double Wide
Parking Spaces: 4
Parking Level/Unit: Driveway Spaces: 2.0
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): 51.00
Location: Urban
Area Influences: Arts Centre, 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: Trees/Woods
Restrictions: Subdiv. Covenant

Roof: Asphalt Shingle
Prop Attached: Detached
Apx Age: 6-15 Years
Rd Acc Fee:
Garage Spaces: 2.0
Sewer: Sewer (Municipal)
Acres Rent:
Lot Shape:
Land Lse Fee:
Retire Com:
Exposure:

Interior


Interior Feat: Bar Fridge, Other
Security Feat: Smoke Detector(s)
Basement: Full Basement
Laundry Feat: Laundry Closet, Main Level
Cooling: Central Air
Heating: Forced Air, Gas
Fireplace: /Living Room, Natural Gas
Under Contract: Hot Water Heater
Basement Fin: Fully Finished
FP Stove Op:
Contract Cost/Mo:

Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Wine Cooler**
Add Inclusions: **Electric fireplace console in basement, awning, gas fire table**
Exclusions: **Garage storage units, BBQ, basement refrigerator**

Property Information

Common Elem Fee: **Yes** Local Improvements Fee:
Legal Desc: **UNIT 5, LEVEL 1, GREY VACANT LAND CONDOMINIUM PLAN NO. 80 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PT LT 3, PL1032, PTS 1 TO 7 INCL 16R9393; S/T EASEMENT AS IN R533109; S/T EASEMENT AS IN R533111; - full desc in docs**
Zoning: **R1** Survey: **None/**
Assess Val/Year: **\$464,000/2021** Hold Over Days:
PIN: **378800005** Occupant Type: **Owner**
ROLL: **424200001517335**
Possession/Date: **60 - 89 Days/** Deposit: **5% list price**

Brokerage Information

List Date: **01/14/2022**
List Brokerage: **Royal LePage Locations North (Thornbury), Brokerage** 
Source Board: **The Lakelands**

Prepared By: Fraser MacDonald, Salesperson

Date Prepared: 01/14/2022

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

MLS®#: 40199660

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Dimensions (Metric)</u> | <u>Room Features</u> |
|-----------------|--------------|-------------------|----------------------------|----------------------|
| Bathroom | Main | | | 2-Piece |
| Bathroom | Main | | | 4-Piece, Ensuite |
| Primary | | | | |
| Den | Main | 9' 7" X 11' 10" | 2.92 X 3.61 | |
| Dining Room | Main | 12' 8" X 9' 1" | 3.86 X 2.77 | |
| Kitchen | Main | 10' 5" X 11' 9" | 3.17 X 3.58 | |
| Living Room | Main | 11' 9" X 18' 7" | 3.58 X 5.66 | |
| Bedroom Primary | Main | 12' 3" X 18' 8" | 3.73 X 5.69 | |
| Sunroom | Main | 12' 2" X 5' 3" | 3.71 X 1.60 | |
| Bathroom | Second | | | 4-Piece |
| Bedroom | Second | 12' 3" X 12' 0" | 3.73 X 3.66 | |
| Loft | Second | 24' 6" X 15' 8" | 7.47 X 4.78 | |
| Bathroom | Lower | | | 4-Piece |
| Bedroom | Lower | 12' 2" X 8' 8" | 3.71 X 2.64 | |
| Bedroom | Lower | 12' 7" X 10' 0" | 3.84 X 3.05 | |
| Recreation Room | Lower | 17' 2" X 23' 2" | 5.23 X 7.06 | |

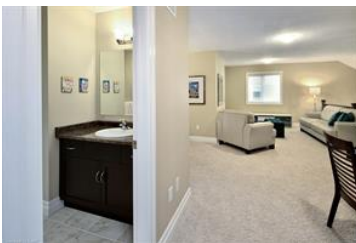
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Click the LifeStyle Match button to prioritize which property features matter most to you.

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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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