

135 LANDRY Lane, Thornbury, Ontario N0H 2P0

Client Full
Active / Land

135 LANDRY Ln Thornbury
Pending Board Approval

MLS® #: 40279452
Price: **\$739,000**



Grey/Blue Mountains/Blue Mountains

Residential

Tax Amt/Yr: **\$0/2022**
Zoning: **R1**
Devel Chrg Pd:
Official Plan:
Site Plan Apprv:

Trans Type: **Sale**
Lot Size Acres:
Acres Range: **< 0.5**
Frontage: **91.00**
Lot Dimensions: **91 x 153**
Lot Irregularities: **147.31ft x 91.56ft x 153.81ft x 58.18ft**
Lot Shape:
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$0/2022**

Remarks/Directions

Public Rmks: **PREMIUM LORA BAY BUILDING LOT** located in the sought after community of Lora Bay, this vacant lot has 91ft of frontage and plenty of space to build your dream home! Choose your own builder and timeline that suits you. Surrounded by trees, this desirable piece of land offers a space to build a good size home and the perfect spot to enjoy all year round or as a weekend retreat away from the city. 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! Build a brand new home and enjoy all that Lora Bay has to offer. This wonderful community boasts a beautiful golf course, members only lodge, restaurant, two beaches including a private, residents-only beach, recreation centre with indoor pool and year-round activities such as the well-known weekly residents "Meet & Greet." Development fees, soft charges, Grey County fees to be paid by the buyer at the time of issuance of building permit. Subdivision covenants apply. Monthly homeowner association fee \$196.08 (subject to change). Lot measurements are: 147.31ft x 91.56ft x 153.81ft x 58.18ft

Directions: **HWY 26, turn onto Lora Bay Drive, take the 3rd exit at roundabout onto West Ridge, turn onto Landry Lane, vacant lot on your right.**

Exterior

Area Influences: **Beach, Dog Park, Downtown, Golf, Highway Access, Hospital, Lake Access, Lake/Pond, Library, Marina, Park, Place of Worship, Playground Nearby, Quiet Area, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails, Other**
Topography: **Wooded/Treed**
Restrictions: **Subdiv. Covenant**


Land Information

Utilities: **Available**
Well Testing:
Services: **At Lot Line-Gas, At Lot Line-Hydro, At Lot Line-Municipal Water, Cell Service**
Lot Front (Ft): **91.00** Lot Depth (Ft): **153.00**
Sewer: **Sewer (Municipal)**
Location: **Urban**

Property Information

Legal Desc: **LOT 16, 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 - cont in docs**
Zoning: **R1**
Assess Val/Year: **\$135,000/2022**
PIN: **371300629**
ROLL: **424200001530125**
Possession/Date: **Immediate/**
Survey: **Available/**
Hold Over Days:
Occupant Type:
Deposit: **5% list price**

Brokerage Information

List Date: **06/16/2022**
List Brokerage: **Royal LePage Locations North (Thornbury), Brokerage** 
Source Board: **The Lakelands**

Prepared By: STEVE SIMON, Salesperson
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Date Prepared: 06/16/2022

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

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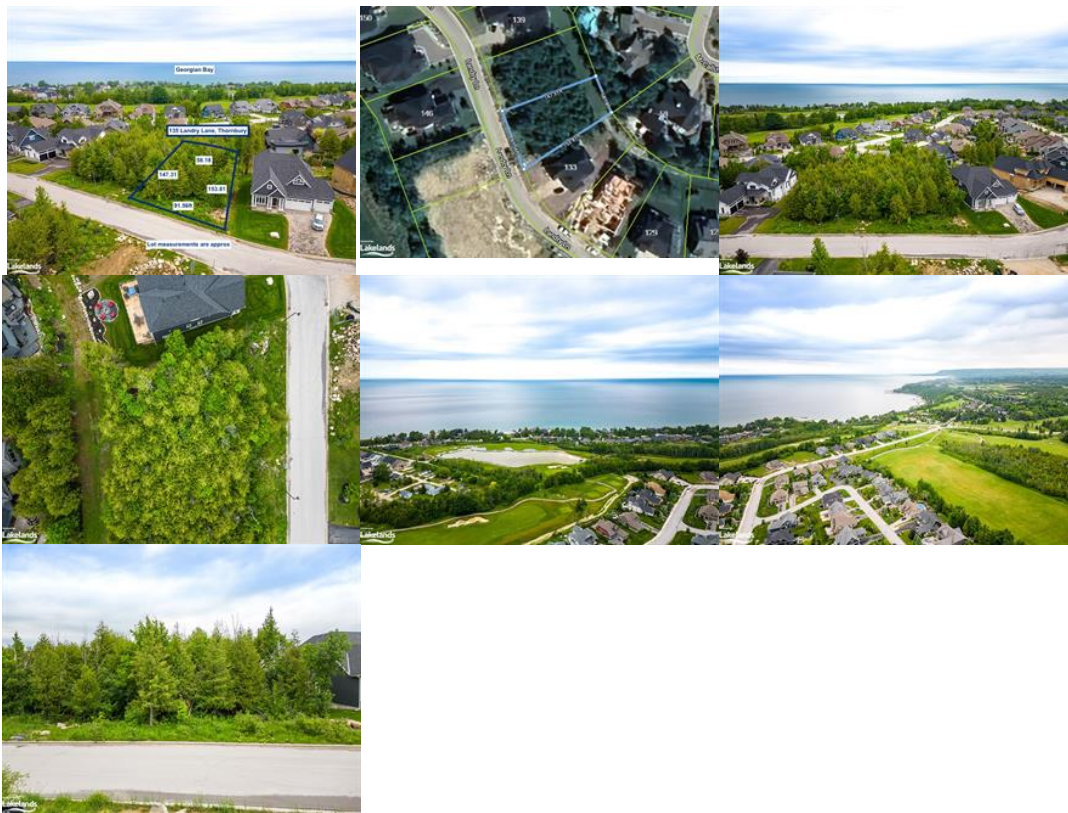
Click the LifeStyle Match button to prioritize which property features matter most to you.

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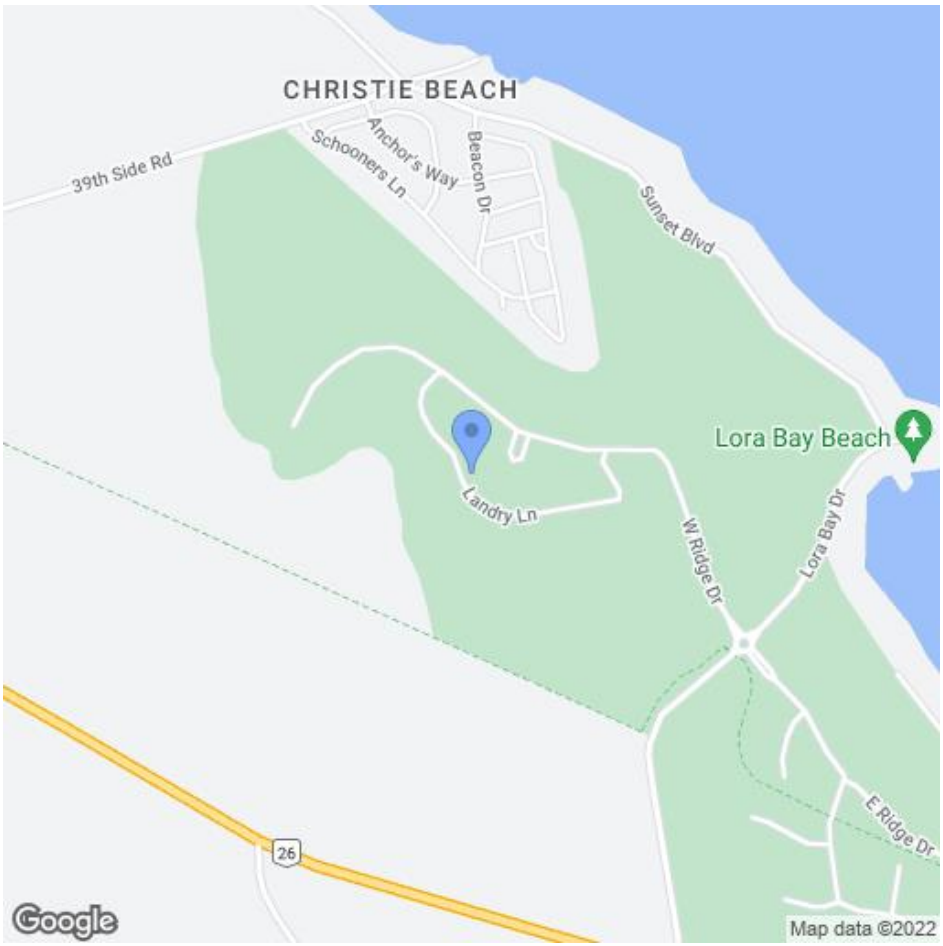
Green Energy Efficient:
Green Energy Generation:
Green Indoor Air Quality:
Green Sustainability:
Green Water Conservation:
Energy Certification:
Date:
Information Statement:

Level:

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