

# 131 LANDRY Lane, Thornbury, Ontario N0H 2P0

Client Full  
Active / Residential

**131 LANDRY Ln Thornbury**

MLS® #: 40487213  
Price: \$1,995,000



## Grey/Blue Mountains/Blue Mountains 2 Storey/House

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

Beds (AG+BG): **6 (4 + 2)**  
 Baths (F+H): **5 (5 + 0)**  
 SF Fin Total: **4,332**  
 AG Fin SF Range: **2001 to 3000**  
 AG Fin SF: **2,663/Plans**  
 BG Fin SF: **1,669/Plans**  
 DOM: **11**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$0.00/2022**  
 Condo Fee/Freq: **\$196.00/Monthly**  
 Addl Monthly Fees: **\$0.00**

### Remarks/Directions

**Public Rmks:** Welcome to your **BRAND NEW (2023) 6 bed, Lora Bay property!** This desirable piece of real estate offers the perfect blend of tranquility and entertainment, making it an ideal year-round haven or a delightful weekend retreat away from the city. The main level greets you with an abundance of space designed for hosting and creating lasting memories with family and friends. The generously sized primary suite is complete with an ensuite bath. A thoughtfully appointed guest bed with its ensuite adds to the convenience of hosting overnight guests. Laundry facilities with easy access to the 2-car garage. The heart of this home is the spacious open-plan kitchen, dining, and great room area. The great room features tall ceilings that add an airy ambiance and double doors leading outside. The chefs kitchen boasts built in appliances, plenty of cupboard space, gas stove and a large island. Upstairs, you'll find 2 additional beds, 1 with a beautiful bay view and a shared 5pc bath. The lower level is a vast expanse of possibilities. It encompasses another bedroom, 2 3pc bathrooms, ample storage space and a rec space complete with a bar area, perfect for entertaining. Discover the undeniable charm of the community. Located mere minutes from Downtown Thornbury, you'll have easy access to award-winning dining, boutiques, and a picturesque harbour. For outdoor enthusiasts, the area is dotted with private ski and golf clubs, ensuring endless opportunities for recreation in all seasons. This wonderful community also boasts a beautiful golf course, complete with a members-only lodge and restaurant. Two stunning beaches, including a private, residents-only beach, provide the perfect spots for sun-soaked relaxation and waterside adventures. Moreover, the community's year-round calendar is filled with exciting events, including the well-known weekly residents "Meet & Greet," fostering a sense of camaraderie and belonging among its residents.

**Directions:** Turn down Lora Bay Drive, turn left at roundabout onto West Ridge Dr, turn left onto Landry Lane.

### Common Elements

Common Element Additional Fee: **0.00**  
 Common Element/Condo Amenities: **BBQs Permitted, Club House, Exercise Room, Games Room, Library, Party Room, Visitor Parking, Other**  
 Condo Fees: **\$196.00/Monthly**  
 Condo Fees Incl: **Common Elements**  
 Locker: **None**  
 Pets Allowed: **Yes**  
 Building Name: **Lora Bay**  
 Balcony: **None**  
 Condo Corp #: **79**

### Exterior

Exterior Feat: **Year Round Living**  
 Construct. Material: **Stone, Wood, Other**  
 Shingles Replaced: Foundation: **Concrete**  
 Year/Desc/Source: **2023/Completed / New, Under Construction/Builder**  
 Garage & Parking: **Attached Garage//Private Drive Double Wide//Gravel Driveway**  
 Parking Spaces: **6**  
 Services: **Cable, Cell Service, Electricity, Natural Gas, Telephone**  
 Water Source: **Municipal**  
 Lot Size Area/Units: /  
 Lot Front (Ft): **90.00**  
 Location: **Urban**  
 Area Influences: **Beach, Dog Park, Downtown, Golf, Highway Access, Hospital, Lake Access, Lake/Pond, Library, Marina, Open Spaces, Park, Place of Worship, Playground Nearby, Quiet Area, Schools, Shopping Nearby, Skiing, Trails, Other**  
 Roof: **Asphalt Shingle**  
 Prop Attached: **Detached**  
 Apx Age: **New**  
 Garage Spaces: **2.0**  
 Sewer: **Sewer (Municipal)**  
 Acres Rent: /  
 Lot Shape: /  
 Land Lse Fee: /  
 Fronting On: **West**  
 Restrictions: **Subdiv. Covenant**  
 Exposure: /

### Interior

Interior Feat: **Built-In Appliances, Wet Bar, Other**  
 Basement: **Full Basement**  
 Laundry Feat: **Laundry Room**  
 Cooling: **None**  
 Heating: **Forced Air, Gas**  
 Inclusions: **Dishwasher, Gas Stove, Refrigerator, Other**  
 Basement Fin: **Fully Finished**

Property Information

Common Elem Fee: Yes
Legal Desc: LOT 14, 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. - see docs
Zoning: r1
Assess Val/Year: \$136,000/2022
PIN: 371300627
ROLL: 424200001530123
Possession/Date: Other/
Possession Rmks: tbd
Local Improvements Fee:
Survey: None/
Hold Over Days:
Occupant Type: Owner
Deposit: 5%

Brokerage Information

List Date: 09/22/2023
List Brokerage: Royal LePage Locations North (Thornbury), Brokerage

Source Board: The Lakelands Association of REALTORS®
Prepared By: Steve Simon, Salesperson
Date Prepared: 10/03/2023

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix
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Table with 5 columns: Room, Level, Dimensions, Dimensions (Metric), Room Features. Lists various rooms like Bedroom, Dining Room, Bathroom, Kitchen, Living Room, etc. with their respective levels and dimensions.

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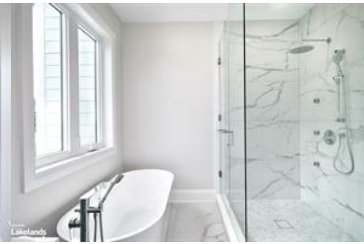
Click the LifeStyle Match button to prioritize which property features matter most to you.

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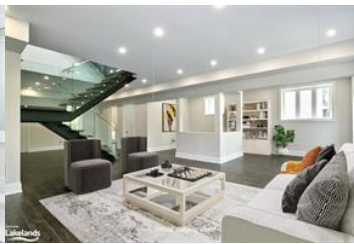
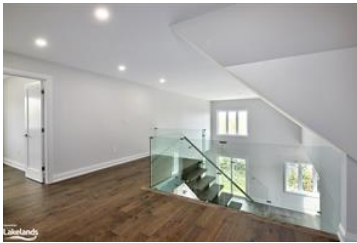
Green Energy Efficient:
Green Energy Generation:
Green Indoor Air Quality:
Green Sustainability:
Green Water Conservation:
Energy Certification:
Date:
Information Statement:

Level:

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Virtual staging used



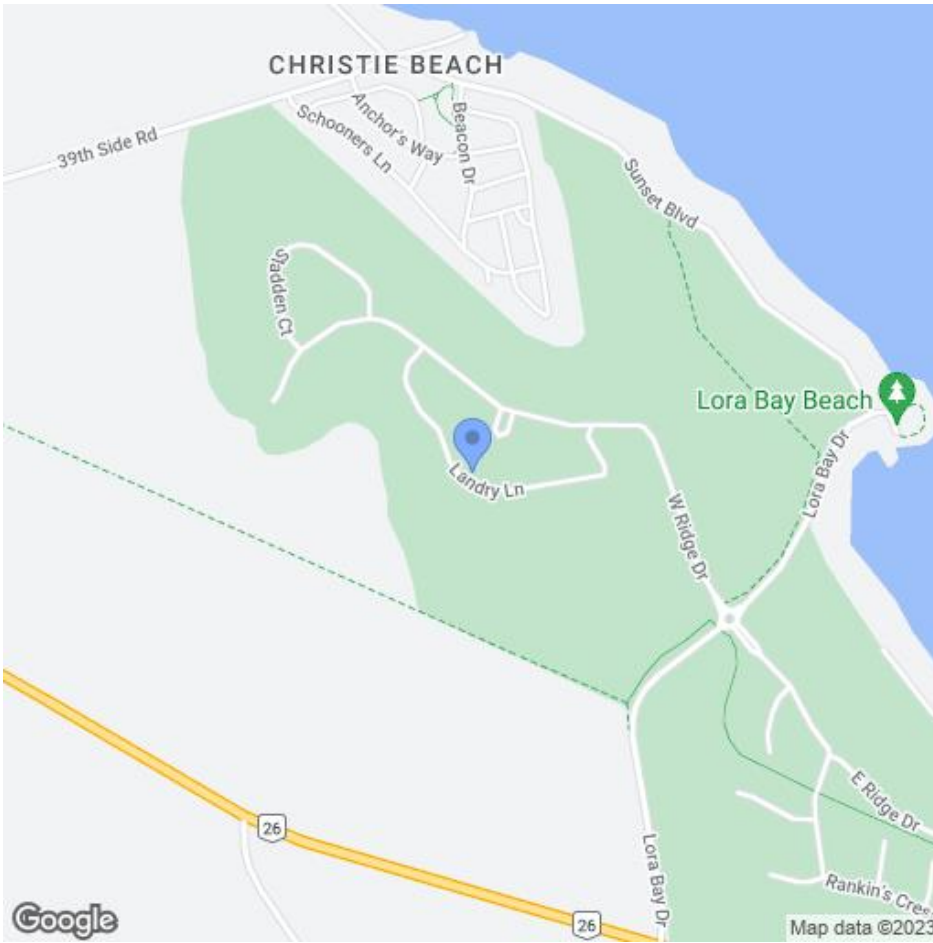
Virtual staging used



virtual grass used



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