

Proposed Custom Home – 152 Landry Lane, Thornbury

An exciting opportunity to build a beautifully designed two-storey home in the heart of Thornbury, offering spacious living, quality finishes, and thoughtful architecture on a generous lot.

Home Highlights

- **Total Bedrooms: 4**
 - 1 primary bedroom with ensuite & walk-in closet (main floor)
 - 3 additional bedrooms on the second floor
- **Total Bathrooms: 3.5**
 - Includes ensuite, main floor powder room, and two full baths
- **Garage:** Double car garage (fits 2 vehicles)
- **Lot Size:** Approx. 11,000 sq ft (1,021.95 m²)
- **Living Space:** Approx. 3,805 sq ft (including basement and garage)

Interior Features

- Open-concept **great room** with vaulted ceiling, fireplace & large windows
- Spacious **kitchen** with island & pantry
- **Dining area** with walk-out to the backyard
- Main floor **home office**
- **Mudroom** with pet wash & storage
- Full **recreation/entertainment room** in the basement
- Second floor **loft & wet bar** overlooking main living space

Exterior Features

- Covered **front porch** and **rear patio**
- Upper-level **balcony**
- Professionally designed grading and drainage plan

Construction & Technical

- Built on an **existing reinforced foundation**
- High-performance insulation and HVAC planning
- Designed in accordance with the **Ontario Building Code (OBC)**
- General review by engineers and architects included

