

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

**Exterior**

- Extended front porch
- Exterior newly painted in 2021
- 5 zone irrigation system
- Extensive back deck with living and dining space
- Beachcomber hot tub with new hydraulic cover lifter for effortless use (2022)
- Oversized attached garage with professionally finished & individual temperature controlled heated floor
- Lot Front (Ft):80.00
- Lot Depth (Ft):146.00
- Hard wired alarm system operates via external cell service with heat sensor for worry free travel
- Outdoor speakers (front porch and patio)
- All speakers with individual controls work with Sonos, Bose or other similar systems

**Interior**

- 5 bedrooms (4 + office)
- 3.5 bathrooms
- Bright open concept
- Upper level with loft area
- Modern kitchen
- Great room with soaring ceilings
- Finished basement
- Mudroom/laundry room with access to garage
- Dining space
- Forced air gas heat
- Air conditioning
- Reverse Osmosis system for drinking water and ice maker
- Water softener
- Indoor speakers (lower level, great room)
- All speakers with individual controls work with Sonos, Bose or other similar systems
- Whole home humidification system
- Oversized hot water tank
- Wood floors
- Georgian Bay views from 2nd level

**Kitchen**

- Pantry and plenty of cabinetry for storage
- Large island
- High end stainless steel appliances

**Great room**

- Vaulted ceilings and large windows
- Modern gas fireplace
- Walkout to back deck

**Primary suite**

- 4pc ensuite bathroom



\*\* 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.

- Walk in closet

#### **Upper floor**

- Light filled loft space overlooking main floor with water views
- 2 guest bedrooms
- 4pc bathroom

#### **Lower level**

- Fully finished
- 2 bedrooms
- 1 bathroom
- Large rec space
- Heated floors with individual temperature control
- 9ft ceilings

#### **Area**

- Close to the areas public and private ski/golf clubs, beaches and trail system
- Few minutes drive from downtown Thornbury
- A short drive to Blue Mountain Village and Collingwood

#### **Lora Bay Amenities**

- Rec centre with indoor pool
- Restaurant with patio and bay views
- Lora Bay Golf Club
- Georgian Trail
- 2 Beaches
- Members only clubhouse

#### **Other property info**

- Monthly fee: \$176
- Gas – Average \$140/month
- Hydro – Average \$132/month
- Water – Average \$73/month
- Taxes - \$5869/year (Apx.)
- 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



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