

Property Features of 310 Sunset Blvd, Thornbury (Lora Bay)

Exterior

- Built in 2011
- ICF foundation (9') basement ceilings
- Cedar siding
- Two exterior hose bibs
- Exposed aggregate driveway
- Natural stone walkways and patios
- Upper level fire pit
- Huge mature trees surround the home for privacy
- Backs onto the 11th hole of Lora Bay Golf Course but separated by a berm – you do not see or hear the golfers and carts.
- Located on prestigious Sunset Blvd with water views
- Located between the Lora Bay public beach and association private beach – very quiet location
- Attached two car garage and driveway parking for 3-4 more vehicles.

Interior

- 5 bedrooms plus office and laundry/storage (lower level).
- 4.5 baths - 3 bedrooms have ensuite baths
- Bright open concept design with spectacular great room
- Main and upper level floors, doors, trim, staircase are reclaimed elm
- Beams, ceiling inlay, lower level floors, doors and trim are reclaimed hemlock
- Forced air gas heat with hydronic radiant heat throughout lower level
- New furnace and 3 ton AC in 2017 (Lennox), new boiler in 2021 (Navien)
- Expansive front entrance with slate floor with radiant heat
- Rough in for laundry on main floor
- Central Vac throughout

Kitchen/Dining

- U – shaped kitchen with spalted maple island
- Quartz countertops
- Viking Professional fridge and 36" gas range
- Bosch dishwasher
- Solid elm cabinetry
- Bar fridge
- Island stainless vegetable sink
- Large stainless farmhouse sink
- Bright dimmable under counter lighting
- Dimmable above cabinet lighting
- Hemlock inlay ceiling with 8 pot lights and pendants above island and additional fixture over sink
- Adjoining dining space with built in buffet cabinet

Great room

- Vaulted ceilings inlaid with reclaimed hemlock beams and ceiling inlay
- Accent lighting up from beams
- Large chandelier
- 16' high windows to rear yard
- Floor to peak large wood burning fire place clad in natural stone with hemlock mantel
- Fan in chimney to ensure draw when flue is cold
- Doors to rear patios on both sides
- Sonos controlled audio system and wall mount TV



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Primary suite

- Spacious primary with doors to rear patio
- Recessed lighting in bulkhead surround
- 4 large windows plus patio double door
- Shades on all windows and doors
- Large walk-in closet with cabinetry
- Roomy ensuite bath with heated flooring
- Cherry cabinet with two vessels and in wall faucets
- Large glass shower with rainforest shower head, hand held faucet and body jets
- Soaker tub with floor mounted faucet

Upper floor

- Two large water view bedrooms both with walk-in closets and en-suite baths
- East Bedroom has a 3 pc ensuite bath with tiled shower and glass door.
- West Bedroom has a 4pc ensuite bath with tub and tiled surround.
- Large center area overlooking great room – currently with Billiards table and seating, TV and Sonos controlled audio.
- Reclaimed Elm flooring, trim and doors throughout upper level.
- 9' ceilings throughout upper level

Lower level

- Two bedrooms, 4 pc shared bath and large rec/media room with Sonos controlled audio
- 9' ceilings, hydronic in floor radiant heat throughout.
- Reclaimed hemlock flooring, trim and sliding barn doors.
- Recessed lighting throughout
- Large storage/laundry room with ceramic flooring
- Cold room
- Utility room

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

Lora Bay Amenities

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



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Other property info

- Monthly fee: \$99
- Taxes: \$10881 (approx)
- 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

Inclusions

- All appliances, Fridge, stove, dishwasher, washer/dryer, wine fridge, microwave
- Furniture is negotiable

Utilities

- Hydro Fee - \$1883/yr
- Gas/Oil Fee - \$1273/yr
- Sewage/Water Fee - \$1314/yr



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