

310 SUNSET Boulevard, Thornbury, Ontario N0H 2P0

Client Full
Active / Residential

310 SUNSET Bv Thornbury
Pending Board Approval

MLS® #: 40478198
Price: **\$2,995,000**



Grey/Blue Mountains/Blue Mountains 2 Storey/House

	Beds	Baths	Kitch
Basement	2	1	
Main	1	2	1
Second	2	2	

Beds (AG+BG): **5 (3 + 2)**
 Baths (F+H): **5 (4 + 1)**
 SF Fin Total: **5,108**
 AG Fin SF Range: **3001 to 4000**
 AG Fin SF: **3,211/Other**
 BG Fin SF: **1,897/Other**
 DOM: **0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$8,152.00/2022**
 Condo Fee/Freq: **\$99.00/Monthly**
 Addl Monthly Fees: **\$0.00**

Remarks/Directions

Public Rmks: Stunning Lora Bay Chalet style home features spectacular use of reclaimed wood throughout – floors, ceilings, doors and trim – setting it apart from other homes in the area. With over 5000 SF of finished space, 5 bedrooms, 4 ½ total bathrooms makes this a wonderful home in which to entertain family and friends. Beautiful hand hewn trusses, soaring hemlock clad ceilings and exquisite elm flooring set the tone of this open concept designed home. Relax with friends in front of the 2-storey stone clad wood burning fireplace while you enjoy the views of the extra deep landscaped lot. The well-appointed kitchen features a farmhouse-style sink, spalted maple block island with breakfast bar, quartz counters and backsplash with high-end appliances and fixtures. The bright main floor primary bedroom includes a spa-like ensuite with heated floors, walk-in closet and French doors leading to a back patio. A separate office with custom built in cabinets can also be found on the main floor. The upper level features a bonus loft area - large enough for an additional sitting area, library or pool table and two very spacious bedrooms each with its own walk-in closet and ensuite baths with views of Georgian Bay. Built with an ICF foundation, the lower level features radiant in-floor heating, a media/rec area two guest bedrooms, shared bathroom and large laundry/ storage room. Reclaimed wood barn doors, heated hemlock floors and a wet bar are stylish as well as functional. This impressive property is located on a large lot fronting on prestigious Sunset Boulevard and backing on to the 11th hole of the Lora Bay golf course. Privacy is ensured as mature trees almost completely surround the property. The beautifully landscaped yard features several patios and sitting areas, a fire pit and beautiful perennial rock gardens. The Lora Bay community offers a clubhouse, restaurant, social activities, fitness centre & private beach.

Directions: Hwy 26 west to Thornbury to Lora Bay Drive; turn right; straight through at roundabout; Sunset to #310
Cross St: Lora Bay Drive

Common Elements

Common Element Additional Fee: **0.00**
 Common Element/Condo Amenities: **BBQs Permitted, Club House, Exercise Room, Library, Party Room**
 Condo Fees: **\$99.00/Monthly**
 Condo Fees Rmrks: **POTL.**
 Condo Fees Incl: **Association Fee, Common Elements**
 Locker: **None**
 Pets Allowed: **Yes**
 Building Name: **LORA BAY**
 Balcony: **None**
 Condo Corp #: **79**

Exterior

Exterior Feat: **Landscaped, Patio(s), Porch, Privacy, Year Round Living**
 Construct. Material: **Cedar, Stone, Wood**
 Shingles Replaced: Foundation: **ICF**
 Year/Desc/Source: **2013//Other**
 Property Access: **Public Road, Year Round Road**
 Garage & Parking: **Attached Garage//Private Drive Double Wide//Inside Entry**
 Parking Spaces: **6** Driveway Spaces: **4.0** Garage Spaces: **2.0**
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Telephone**
 Water Source: **Municipal** Water Tmnt: Acres Rmnt: **< 0.5** Sewer: **Sewer (Municipal)**
 Lot Size Area/Units: / Acres Rent: Lot Shape: Land Lse Fee:
 Lot Front (Ft): **100.95** Lot Depth (Ft): **220.28**
 Location: **Rural** Lot Irregularities: **100.95' X 220.28' IRREG**
 Area Influences: **Access to Water, Beach, Dog Park, Downtown, Golf, Highway Access, Hospital, Lake Access, Lake/Pond, Landscaped, Library, Marina, Open Spaces, Park, Place of Worship, Playground Nearby, Public Parking, Quiet Area, Rec./Community Centre, School Bus Route, Schools, Shopping Nearby, Skiing, Trails, Other**
 View: **Golf Course, Trees/Woods** Retire Com: Fronting On: **South**
 Topography: **Sloping, Terraced** Exposure:
 Restrictions: **Subdiv. Covenant**
 Local Impvmt: **No**
 School District: **Bluewater District School Board**
 Elementary School: **BEAVER VALLEY /Secondary-GBSS/VANIER**

Interior

Interior Feat: **Air Exchanger, Auto Garage Door Remote(s), Bar Fridge, Built-In Appliances, Central Vacuum, On Demand Water Heater, Water Heater, Water Heater Owned, Wet Bar**
 Basement: **Full Basement** Basement Fin: **Fully Finished**
 Laundry Feat: **In Basement, Inside, Laundry Chute, Laundry Room, Multiple Locations**
 Cooling: **Central Air, Radiant Floor**
 Heating: **Fireplace-Gas, Fireplace-Wood, Forced Air, Gas, Hot Water-Other, In-Floor**
 Fireplace: **2/Living Room, Natural Gas, Rec Room, Wood** FP Stove Op:
 Under Contract: **None** Contract Cost/Mo:
 Inclusions: **Central Vac, Dishwasher, Dryer, Garage Door Opener, Gas Stove, Hot Water Tank Owned, Refrigerator, Stove, Washer, Wine Cooler**
 Add Inclusions: **furniture negotiable**

Property Information

Common Elem Fee: **Yes** Local Improvements Fee: **No**
 Legal Desc: **LOT 19, PLAN 16M18, T/W EASEMENT OVER COMMENT ELEMENTS IN GREY COMMON ELEMENTS CONDO PLAN 63 AS IN LT234**
 Zoning: **RES** Survey: **None/**
 Assess Val/Year: **\$900,000/2023** Hold Over Days:
 PIN: **371300202** Occupant Type: **Owner**
 ROLL: **424200001512120**
 Possession/Date: **Flexible/** Deposit: **5%**

Brokerage Information

List Date: **09/08/2023**
 List Brokerage: **[Royal LePage Locations North \(Thornbury\), Brokerage](#)**

Source Board: The Lakelands Association of REALTORS®
 Prepared By: Steve Simon, Salesperson
 Date Prepared: 09/08/2023

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Living Room	Main	20' 1" X 31' 4"	6.12 X 9.55	
Kitchen	Main	14' 5" X 13' 10"	4.39 X 4.22	
Office	Main	17' 0" X 9' 10"	5.18 X 3.00	
Bedroom Primary	Main	14' 11" X 15' 3"	4.55 X 4.65	
Bedroom	Second	15' 0" X 21' 0"	4.57 X 6.40	Ensuite, Walk-in Closet
Bedroom	Second	16' 11" X 15' 7"	5.16 X 4.75	Ensuite
Loft	Second	20' 1" X 17' 6"	6.12 X 5.33	
Recreation Room	Basement	19' 0" X 38' 3"	5.79 X 11.66	
Bedroom	Basement	13' 11" X 12' 11"	4.24 X 3.94	
Bathroom	Basement	8' 11" X 9' 7"	2.72 X 2.92	4-Piece
Bathroom	Second	6' 5" X 12' 8"	1.96 X 3.86	3-Piece, Ensuite
Bathroom	Main	5' 7" X 5' 8"	1.70 X 1.73	2-Piece, Ensuite
Mud Room	Main	7' 11" X 5' 10"	2.41 X 1.78	
Bedroom	Basement	15' 0" X 14' 8"	4.57 X 4.47	Walk-in Closet
Laundry	Basement	16' 11" X 13' 3"	5.16 X 4.04	
Bathroom	Main	9' 7" X 9' 5"	2.92 X 2.87	5+ Piece
Bathroom	Second	10' 5" X 7' 10"	3.17 X 2.39	4-Piece

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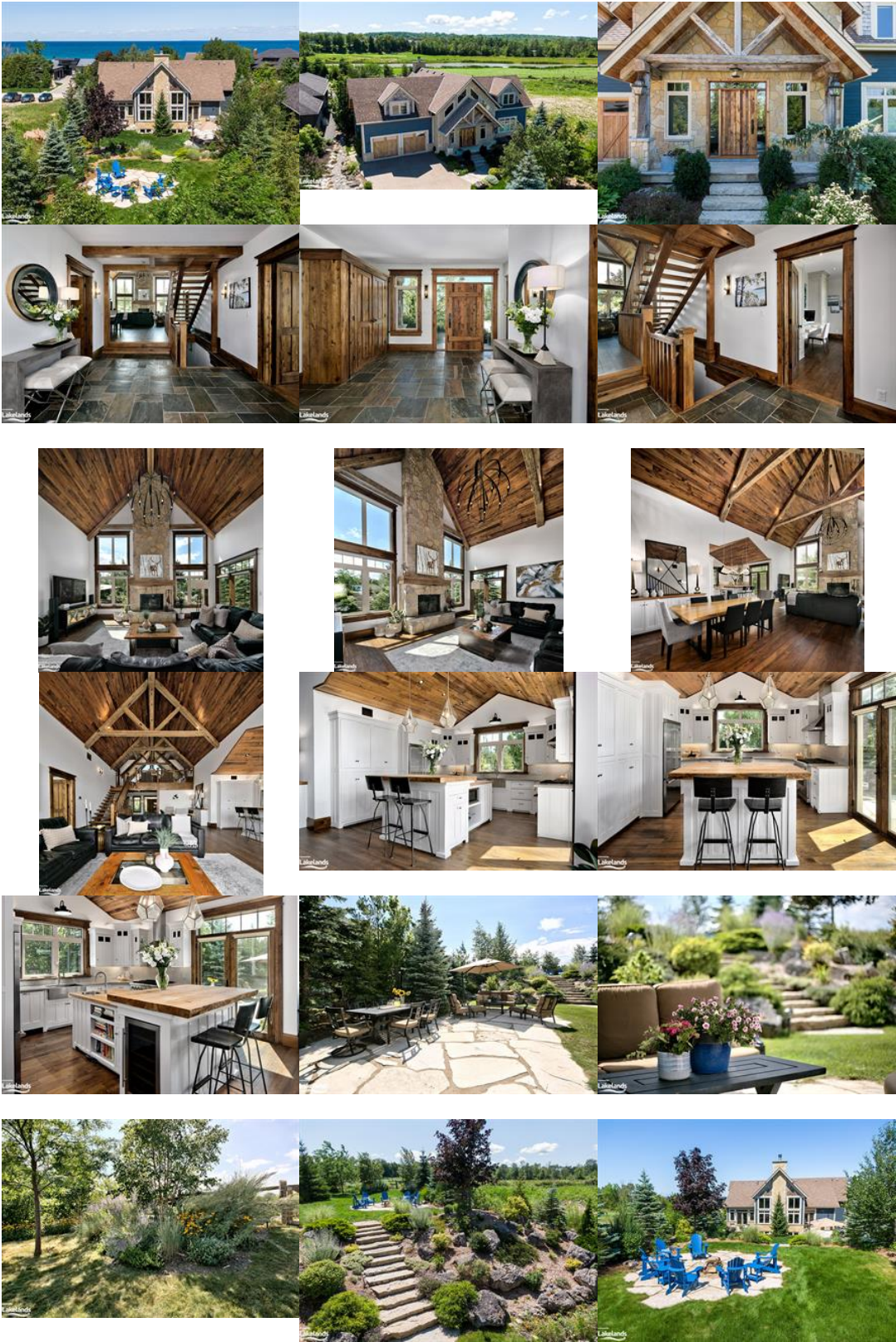
Click the LifeStyle Match button to prioritize which property features matter most to you.

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

Level:

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