

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

**Exterior**

- Backs onto the Lora Bay Golf Course
- Southwest facing yard
- Sprinkler system
- Cabana
- Direct access to the fairways
- Landscaped gardens and mature trees
- 2 balconies
- Deck space
- Attached 2 car garage
- Covered front porch

**Interior**

- 4 bedrooms plus office (opt 5th bedroom)
- 3 full and 2 half baths
- Elevator
- Great room
- Kitchen/Dining
- Rec room and bar
- Laundry room
- Forced air gas heat
- Central air conditioning
- Herringbone wood floors

**Entry level**

- Rec room
- Bar area with bar fridge and sink
- 5pc share bath
- 2pc bath
- 2 guest bedrooms
- Sliding doors to backyard

**2nd Floor**

**Kitchen/Dining**

- Plenty of cupboard space
- High end appliances
- Quartz counters
- Island with seating
- Dining space
- Double doors leading out to the deck

**Great room**

- Cathedral ceilings with wood beams
- Large windows
- Fireplace with built ins

**Primary suite - 2nd level**

- 2 walk in closets
- 5pc ensuite bath
- Access to private balcony



**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 and Collingwood

**Lora Bay Amenities**

- Restaurant
- Resident only access to Lodge with fitness centre included in monthly fee
- Lora Bay Golf Club
- Georgian Trail
- 2 Beaches

**Other property info**

- Monthly fee: \$215.97
- Taxes: \$9379 (2023)
- 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



\*\* 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.

## Utilities

### AVG. MONTHLY EXPENSES

<i>Item</i>	<i>Monthly Amount</i>	<i>Annual Amount</i>
Property Taxes 2023	\$781.58	\$9,379.00
Hydro	\$154.17	\$1,850.00
Monthly Maintenance Fees	\$215.07	\$2,580.84
Gas	\$128.75	\$1,545.00
Water Heater Rental	\$55.00	\$660.00
Blue Mountain Utilities	\$79.17	\$950.00
Total	\$1,413.74	\$16,964.84

### UPGRADES

Elevator, Generac Generator, Heat Recovery Ventilation system, Fully screened in patio, all tiled floors heated, wifi enabled lighting and window shades, landscaped yard with Cabana, sprinkler system, direct drive garage doors, Kinetico K5 reverse osmosis drinking water filtration system



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