

# 154 LANDRY Lane, Thornbury, Ontario N0H 2P0

Client Full  
Active / Residential

**154 LANDRY Ln Thornbury**

Listing ID: 40563356

Price: \$2,340,000



## Grey/Blue Mountains/Blue Mountains

### Bungalow Raised/House

	Beds	Baths	Kitch
Main	2	2	
Second	2	3	1

Beds (AG+BG): 4 (4 + 0)  
 Baths (F+H): 5 (3 + 2)  
 SF Fin Total: 4,494  
 AG Fin SF Range: 4001 to 5000  
 AG Fin SF: 4,494/Plans  
 DOM: 17  
 Common Interest: Freehold/None  
 Tax Amt/Yr: \$9,379.00/2023  
 Condo Fee/Freq: \$215.97/Monthly  
 Addl Monthly Fees: \$0.00

### Remarks/Directions

Public Rmks: **Welcome to the epitome of luxury living in the prestigious Lora Bay community in Thornbury. This stunning RAISED BUNGALOW is a true masterpiece, exuding elegance and sophistication. The residence features 4 bedrooms plus office (opt 5th bedroom), 3 full and 2 half baths. Once you step inside you will immediately notice the exceptional attention to detail. Take the stairs or your elevator up to the main floor to be awed by the beautiful natural light streaming into the home. Nestled against the serene beauty of the Lora Bay Golf Course, this home boasts a private landscaped southwest facing yard with a sprinkler system, a cabana, and direct access to the fairways. The heart of this home is undoubtedly the fully screened patio, where you can enjoy the enchanting views of the golf course and surrounding nature in comfort. This space becomes an oasis during the warmer months, perfect for al fresco dining and relaxation. Smart home enthusiasts will appreciate the wifi-enabled lighting and window shades, adding both convenience and energy efficiency. The spacious office is ideal for remote work, and the well-appointed lower level bar area and rec room offer opportunities for entertainment and social gatherings. Enjoy your morning coffee or afternoon wine on the front balcony while enjoying Bay views. Lora Bay is not just a location; it's a lifestyle. You'll become part of a warm and friendly community that values both the tranquility of its surroundings and the camaraderie of its residents. Whether you're strolling along the fairways, enjoying the nearby amenities, or simply savoring the breathtaking sunsets from your backyard, life in Lora Bay is truly unparalleled. Contact today to schedule a showing and discover the lifestyle that awaits you in Lora Bay. Your dream home awaits!**

Directions: **Lora Bay Drive to West Ridge. Turn left on Landry Lane.**  
 Cross St: **West Ridge**

### Common Elements

Common Element Additional Fee: **0.00**  
 Common Element/Condo Amenities: **BBQs Permitted, Club House, Communal Waterfront Area, Exercise Room, Shared Beach**  
 Condo Fees: **\$215.97/Monthly**  
 Condo Fees Rmrks: **This is a POTL**  
 Condo Fees Incl: **Common Elements**  
 Locker: **None**  
 Pets Allowed: **Yes**  
 Building Name: **LORA BAY**  
 Balcony: **Open**  
 Condo Corp #: **GCC 104**

### Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Other				No

### Exterior

Exterior Feat: **Balcony, Deck(s), Landscape Lighting, Landscaped, Patio(s), Porch, Recreational Area, Year Round Living**  
 Construct. Material: **Board & Batten, Stone**  
 Shingles Replaced: Foundation: **Concrete**  
 Year/Desc/Source: // Roof: **Asphalt Shingle**  
 Garage & Parking: **Attached Garage//Private Drive Double Wide**  
 Prop Attached: **Detached**  
 Apx Age: **0-5 Years**  
 Parking Spaces: **6**  
 Driveway Spaces: **4.0**  
 Water Source: **Municipal**  
 Water Tmnt: Sewer: **Private**  
 Lot Size Area/Units: / Acres Range: **< 0.5**  
 Acres Rent: Garage Spaces: **2.0**  
 Lot Front (Ft): **80.00**  
 Lot Depth (Ft): **135.00**  
 Lot Shape: **Irregular**  
 Location: **Urban**  
 Lot Irregularities: Land Lse Fee:  
 Area Influences: **Ample Parking, Beach, Dog Park, Downtown, Golf, Highway Access, Hospital, Lake Access, Landscaped, Library, Marina, Park, Place of Worship, Playground Nearby, Quiet Area, Rec./Community Centre, School Bus Route, Schools, Shopping Nearby, Skiing, Trails, Other Bay, Golf Course, Trees/Woods**  
 View: Retire Com:  
 Topography: Fronting On: **West**  
 Restrictions: **Subdiv. Covenant**  
 Exposure: **South, West**

### Interior

Interior Feat: **Built-In Appliances, Ceiling Fans, ERV/HRV, Generator-Partial, Water Heater, Water Treatment, Wet Bar**  
 Security Feat: **Alarm System**  
 Access Feat: **Elevator**



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Grand Entry



Great Room



Beautiful Millwork



Cathedral Ceilings



Dine in Style

Chef's Kitchen



Fully Screened in Porch



Back on to Golf Course



Primary Bedroom Suite



Primary Bedroom Suite



Primary Bedroom Suite



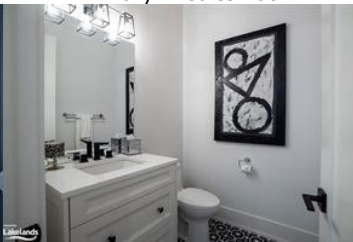
Primary Ensuite Bath



Primary Ensuite Bath



Office



Powder Room



Guest Room Suite



Guest Room Ensuite



Recreation Room



Wet Bar



Guest Room



Guest Room Semi-Ensuite



Guest Room



Powder Room



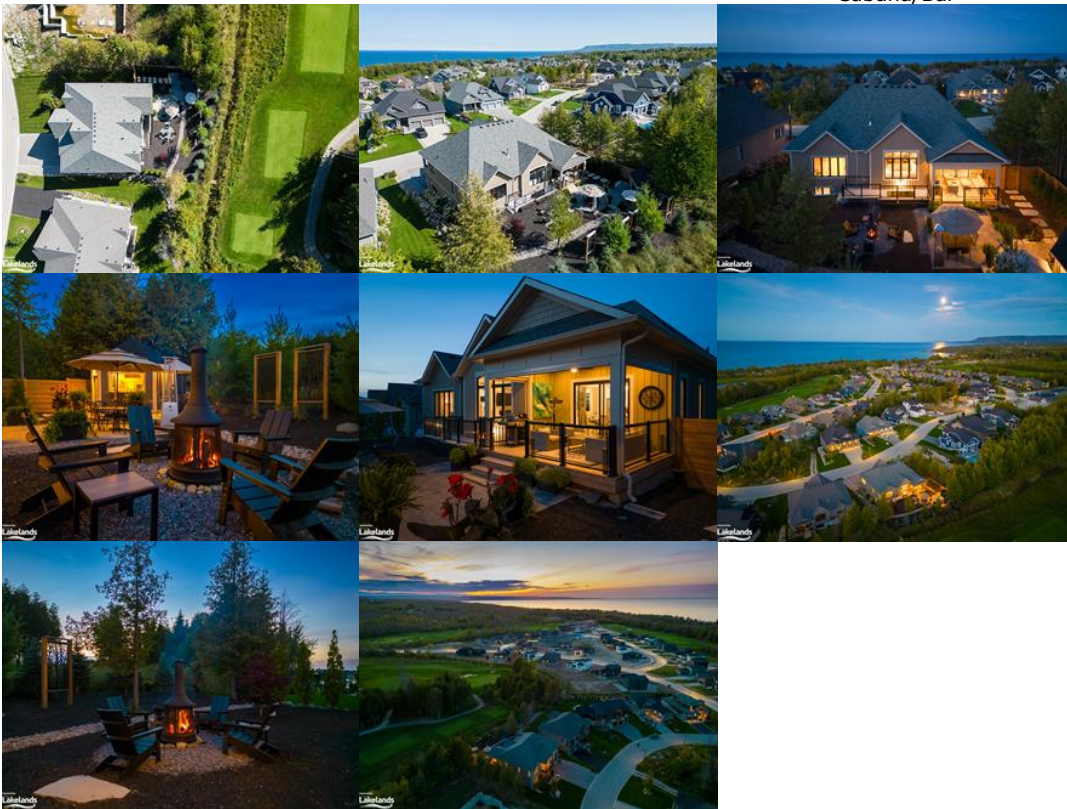
Bay Views



Bay Views



Cabana/Bar



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