## 154 LANDRY Lane, Thornbury, Ontario N0H 2P0

Client Full **154 LANDRY Ln Thornbury** Listing ID: 40563356 **Active / Residential** 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 4,494/Plans AG Fin SF: 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

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.

West Ridge Cross St:

**Common Elements** 

Common Element Additional Fee: 0.00

Common Element/Condo Amenities: BBQs Permitted, Club House, Communal Waterfront Area, Exercise Room, Shared Beach

\$215.97/Monthly Condo Fees: Condo Fees Rmrks: This is a POTL Condo Fees Incl: **Common Elements** 

Locker: None Balcony: Open Pets Allowed: Condo Corp #: **GCC 104** 

**Building Name: LORA BAY** 

**Auxiliary Buildings** 

**Building Type** Beds **Baths** # Kitchens Winterized Other No

Exterior

Balcony, Deck(s), Landscape Lighting, Landscaped, Patio(s), Porch, Recreational Area, Year Round Exterior Feat: Living

Construct. Material:

**Asphalt Shingle Board & Batten, Stone** Roof: Shingles Replaced: Foundation: **Concrete** Prop Attached: **Detached** 

Year/Desc/Source: Apx Age: 0-5 Years

Garage & Parking: Attached Garage//Private Drive Double Wide

Driveway Spaces: 4.0 Parking Spaces: Garage Spaces: Water Source: Municipal Water Tmnt: Sewer: **Private** 

Lot Size Area/Units: Acres Range: < 0.5 Acres Rent: Lot Front (Ft): 80.00 Lot Depth (Ft): 135.00 Lot Shape: **Irregular** 

Lot Irregularities: Location: 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

Retire Com: View: Bay, Golf Course, Trees/Woods

Topography: Fronting On: West Restrictions: **Subdiv. Covenant** Exposure: South, West

Interior

Built-In Appliances, Ceiling Fans, ERV/HRV, Generator-Partial, Water Heater, Water Treatment, Wet Bar Interior Feat:

Alarm System Security Feat: Access Feat: **Elevator** 

Basement: Full Basement Basement Fin: Fully Finished

Cooling: Central Air

Heating: Forced Air, Gas, Radiant

Fireplace: /Natural Gas FP Stove Op:
Under Contract: Hot Water Heater Contract Cost/Mo:

Inclusions: Dishwasher, Dryer, Garage Door Opener, Gas Oven/Range, Refrigerator, Washer, Window Coverings

**Property Information** 

Survey:

Hold Over Days:

Occupant Type: Owner

None/

Common Elem Fee: Yes Local Improvements Fee:

Legal Desc: LOT 8, PLAN 16M49 Zoning: R1

Assess Val/Year: \$1,017,000/2022
PIN: 371300621
ROLL: 424200001530117

Possession/Date: Flexible/ Deposit: 5%

Brokerage Information

List Date: **04/19/2024** 

List Brokerage: Royal LePage Locations North (Thornbury), Brokerage

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Source Board: The Lakelands Association of REALTORS®

Prepared By: Steve Simon, Salesperson \*Information deemed reliable but not guaranteed.\* CoreLogic Matrix

Date Prepared: 05/06/2024 POWERED by itsorealestate.ca. All rights reserved.

# **Listing ID: 40563356**

Listing ID. 403	03330			
Room Bathroom	<u>Level</u> <b>Main</b>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	Room Features 2-Piece
Bathroom	Main			5+ Piece
Other Desc: Bar Area	Main	11' 10" X 13' 2"	3.61 X 4.01	Wet Bar
Bedroom  Desc: Guest Room	Main	13' 0" X 17' 2"	3.96 X 5.23	
Bedroom  Desc: Guest Room	Main	14' 4" X 11' 7"	4.37 X 3.53	
Storage Desc: Closet	Main	10' 7" X 4' 8"	3.23 X 1.42	
Foyer	Main	11' 7" X 11' 9"	3.53 X 3.58	
Living Room	Main	19' 1" X 23' 5"	5.82 X 7.14	
Bathroom	Second			2-Piece
Bathroom	Second			4-Piece, Ensuite
Primary Ensuite Bathroom	Second			5+ Piece, Ensuite
Bedroom	Second	13' 3" X 18' 0"	4.04 X 5.49	
Dining Room	Second	12' 9" X 15' 11"	3.89 X 4.85	
Kitchen	Second	10' 1" X 18' 2"	3.07 X 5.54	
Laundry	Second	5' 11" X 8' 0"	1.80 X 2.44	
Living Room	Second	22' 3" X 17' 5"	6.78 X 5.31	
Office	Second	12' 3" X 12' 3"	3.73 X 3.73	
<b>Bedroom Primary</b>	Second	17' 8" X 20' 4"	5.38 X 6.20	Coffered Ceiling, Ensuite

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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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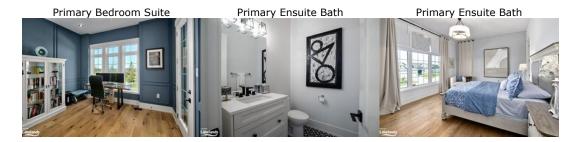




Fully Screened in Porch





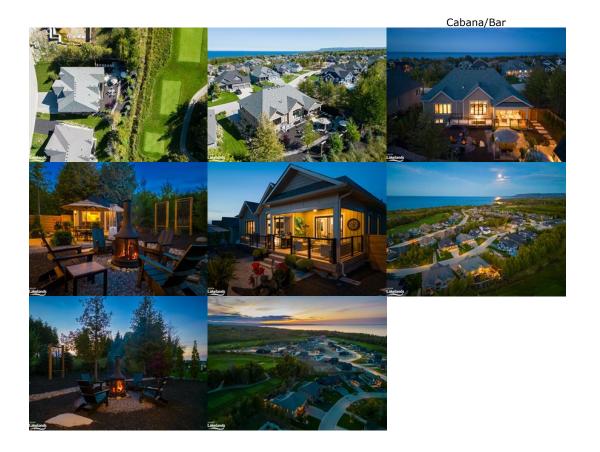












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