

150 LANDRY Lane, Thornbury, Ontario N0H 2P0

Client Full
Active / Residential

150 LANDRY Ln Thornbury

MLS® #: 40503423
Price: \$1,849,000



Grey/Blue Mountains/Blue Mountains 2 Storey/House

	Beds	Baths	Kitch
Lower	1	1	
Main	2	2	1
Second	2	1	

Beds (AG+BG): **5 (4 + 1)**
 Baths (F+H): **4 (3 + 1)**
 SF Fin Total: **3,962**
 AG Fin SF Range: **2001 to 3000**
 AG Fin SF: **2,604/Plans**
 BG Fin SF: **1,358/Plans**
 DOM: **45**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$6,602.00/2022**
 Condo Fee/Freq: **\$2,603.00/Annually**
 Addl Monthly Fees: **\$0.00**

Remarks/Directions

Public Rmks: **Introducing a Stunning 4-Bed, 3.5-Bath Lora Bay Custom Home with Unparalleled Elegance and Amenities! Nestled in the prestigious Lora Bay community, this exquisite residence offers a harmonious blend of luxury, functionality, and a touch of natural beauty. With its impressive backyard oasis and beautiful interior features, this home is an invitation to comfortable living and entertaining. Step into the heart of the home, where a bright and open kitchen awaits, boasting pristine quartz countertops, a generously-sized island with seating for three, and high-end appliances. The great room boasts vaulted ceilings, stone gas fireplace and large windows looking out to the pool area. The main floor primary suite offers tall ceilings, large WIC and ensuite bath. The ensuite bath is complete with a freestanding tub, double vanity and walk in shower. A thoughtfully designed guest room, with direct access to the primary ensuite, ensures comfort and convenience. The upper level offers two additional bedrooms, well-appointed bathroom and cozy reading nook. Venture to the finished lower level, where a versatile rec room beckons for entertainment, along with a convenient 4-piece bathroom and a den that could serve as a home office or exercise space. Step outside to discover your very own backyard oasis, featuring an inviting inground pool surrounded by lush landscaping and seating area with pergola. The attention to detail extends to the practicalities, with a sprinkler system, solar windows film for energy efficiency, and a motorized patio awning with a wind detector for comfort and shade. A separate pool house and stone patio enhance the outdoor experience, making this home a true retreat. Easy access to private ski and golf clubs, schools, boutiques and award winning restaurants. Move in and enjoy all that Lora Bay has to offer including a golf course, restaurant, many social activities, 2 beaches, members only clubhouse and much more.**

Directions: **Turn onto Lora Bay Drive from HWY 26, turn at roundabout, follow west ridge drive to turn onto Landry Lane.**

Common Elements

Common Element Additional Fee: **0.00**

Common Element/Condo Amenities: **BBQs Permitted, Club House, Exercise Room, Games Room, Library, Party Room, Pool, Shared Beach, Visitor Parking, Other**

Condo Fees: **\$2,603.00/Annually**

Condo Fees Incl: **Association Fee, Parking, Other**

Locker: **None**

Pets Allowed: **Yes**

Building Name: **Lora Bay**

Balcony: **None**

Condo Corp #: **79**

Exterior

Construct. Material: **Stone, Wood**
 Shingles Replaced: /
 Year/Desc/Source: **/Completed / New/**
 Property Access: **Year Round Road**
 Garage & Parking: **Attached Garage//Private Drive Double Wide**
 Parking Spaces: **4** Driveway Spaces: **2.0** Garage Spaces: **2.0**
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights, Telephone**
 Water Source: **Municipal** Water Tmnt: / Sewer: **Sewer (Municipal)**
 Lot Size Area/Units: / Acres Range: **< 0.5** Acres Rent: /
 Lot Front (Ft): **91.59** Lot Depth (Ft): **161.21** Lot Shape: /
 Location: **Urban** Lot Irregularities: **139.21ftx83.14ftx16** Land Lse Fee: /
 Area Influences: **Arts Centre, 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, Schools, Shopping Nearby, Skiing, Trails, Other**
 View: **Trees/Woods** Retire Com: /
 Topography: **Level, Wooded/Treed** Fronting On: **East**
 Restrictions: **Subdiv. Covenant** Exposure: /

Interior

Interior Feat: **Sump Pump, Other**
 Basement: **Full Basement** Basement Fin: **Fully Finished**
 Laundry Feat: **Inside, Laundry Room**
 Cooling: **Central Air**
 Heating: **Forced Air, Gas**
 Fireplace: **/Living Room, Natural Gas** FP Stove Op: /

Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings**

Property Information

Common Elem Fee: **Yes** Local Improvements Fee:
Legal Desc: **LOT 10, PLAN 16M49 TOGETHER WITH AN UNDIVIDED COMMON INTEREST IN GREY COMMON ELEMENTS CONDOMINIUM CORPORATION NO.104 TOGETHER WITH AN EASEMENT OVER THE COMMON ELEMENTS IN GREY COMMON ELEMENTS CONDOMINIUM CORPORATION PLAN NO. 63.. continued in docs**
Zoning: **R1** Survey: **Unknown/**
Assess Val/Year: **\$763,000/2023** Hold Over Days:
PIN: **371300623** Occupant Type: **Owner**
ROLL: **424200001530119**
Possession/Date: **Flexible/** Deposit: **5%**

Brokerage Information

List Date: **10/20/2023**
List Brokerage: [Royal LePage Locations North \(Thornbury\), Brokerage](#) 

Source Board: The Lakelands Association of REALTORS®
Prepared By: Steve Simon, Salesperson
Date Prepared: 12/04/2023

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Bathroom	Main			2-Piece
Bathroom	Main			5+ Piece, Ensuite
Bedroom	Main	11' 1" X 13' 6"	3.38 X 4.11	
Bedroom Primary	Main	15' 9" X 18' 2"	4.80 X 5.54	
Dining Room	Main	20' 6" X 10' 1"	6.25 X 3.07	
Kitchen	Main	10' 3" X 14' 4"	3.12 X 4.37	
Living Room	Main	22' 1" X 18' 10"	6.73 X 5.74	
Bathroom	Second			4-Piece
Bedroom	Second	14' 1" X 10' 1"	4.29 X 3.07	
Bedroom	Second	11' 10" X 11' 2"	3.61 X 3.40	
Family Room	Second	12' 11" X 14' 9"	3.94 X 4.50	
Bathroom	Lower			4-Piece
Recreation Room	Lower	31' 2" X 29' 6"	9.50 X 8.99	
Bedroom	Lower	11' 8" X 9' 11"	3.56 X 3.02	

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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:
Information Statement:

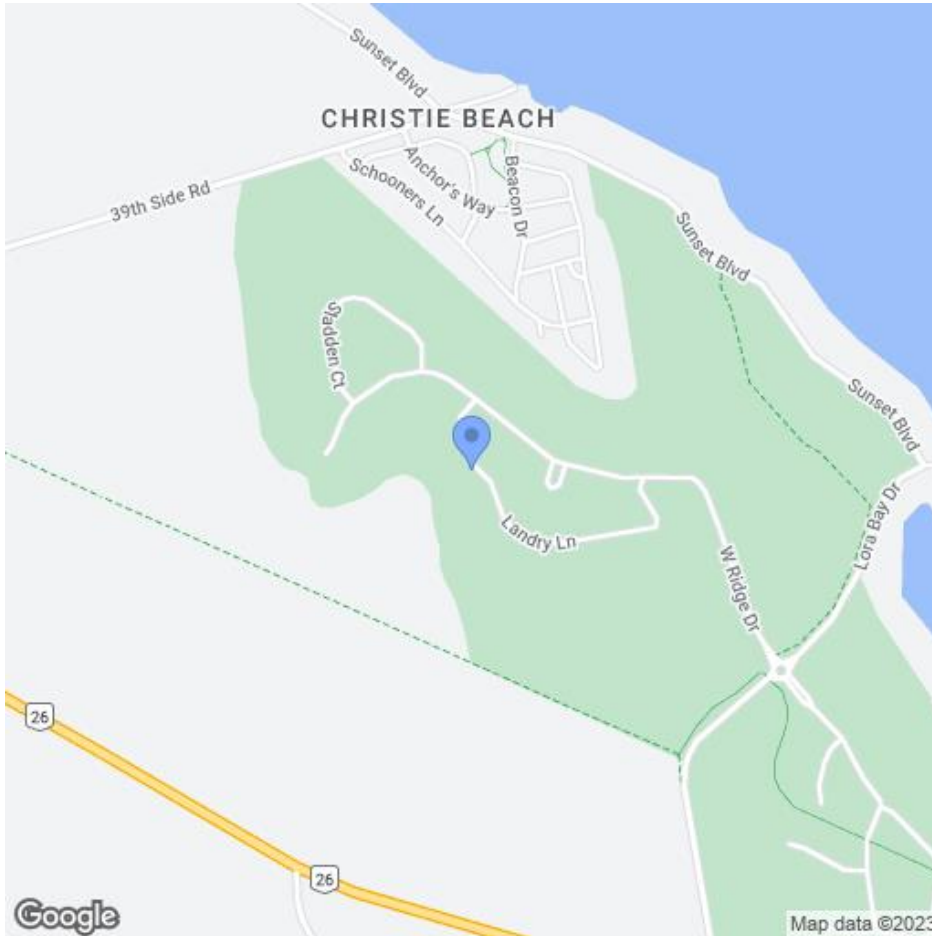
Level:

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