

**Property Features of  
110 John Watt Way, Thornbury (Lora Bay)**

**Exterior**

- Built in 2008
- Attached 2 car garage
- Large covered front porch
- Pergola in backyard
- Patios
- Landscaped gardens
- Backs onto the 4th hole at the Lora Bay Golf Course

**Interior**

- 6 bedrooms
- 3.5 bathrooms
- Bright open concept
- Great room
- Kitchen/dining space
- Dining room
- Sunroom
- Upper level
- Finished lower level
- Laundry room
- Forced air gas heat
- Wood floors throughout
- Alarm system
- Central Vac

**Kitchen/Dining**

- Hydronic in-floor heating
- Granite countertops
- Pantry with microwave and bar fridge
- High end appliances
- Walk out to backyard
- Breakfast/dining area

**Great room**

- Vaulted ceilings
- Double sided gas fireplace (great room and sunroom)
- Golf course views

**Primary suite**

- 5pc ensuite bathroom with tub, double vanity and shower
- x2 Walk in closets

**Upper floor**

- Carpet throughout
- Ample space for guests
- 3 guest bedrooms
- 4pc bathroom



### Lower level

- Fully finished
- Large rec room
- 2 guest bedrooms
- 3pc bathroom
- Storage space
- Big windows
- Heated floors

### 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 Village

### Lora Bay Amenities

- Restaurant
- Members only clubhouse
- Lora Bay Golf Club
- Georgian Trail
- 2 Beaches

### Other property info

- Monthly fee: \$247.40
- Taxes: \$8116
- 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
- Hot water tank: NTI ready-water system - replaced blower motor '22, circuit board and motor module '21

### Inclusions

- Appliances - fridge, stove, dishwasher, microwave, wine fridge, washer, dryer
- Window coverings
- Sprinkler system
- Main floor white TV cabinet

### Utilities (approximate)

- Hydro Fee - Approx. \$1777/yr \$148/month
- Gas/Oil Fee - Approx. \$2000/yr \$171.00/month
- Sewage/Water Fee - \$1500.00/yr

### Updates

- Painted main floor and upper hall walls and trim 2023
- Painted exterior wood siding along with the trim, the shed and pergola 2020
- Cabinetry and electrical added to Pantry with microwave and wine/beer fridge 2023
- Basement finished with two bedrooms and four-piece bathroom 2017
- Workbench in furnace room
- Window blinds and shutters 2016



\*\* 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.

- Central vacuum replacement unit 2020
- Replaced pump and added backup battery system 2022



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