

117 SLADDEN Court Unit #10, Thornbury, Ontario N0H 2P0

Client Full
Active / Residential

117 SLADDEN Ct #10 Thornbury

Listing ID: 40576285
Price: \$1,650,000



Grey/Blue Mountains/Blue Mountains

3 Storey/Row/Townhouse

	Beds	Baths	Kitch
Main	1	1	
Second		1	1
Third	2	2	

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **4 (2 + 2)**
 SF Fin Total: **2,653**
 AG Fin SF Range: **2001 to 3000**
 AG Fin SF: **2,653/Plans**
 DOM: **10**
 Common Interest: **Condominium**
 Tax Amt/Yr: **\$0.00/2024**
 Condo Fee/Freq: **\$311.23/Monthly**
 Addl Monthly Fees: **\$0.00**

Remarks/Directions

Public Rmks: **This beautiful brand new (2024) townhome in Lora Bay offers a seamless blend of modern comfort and elegant design and boasts a rooftop deck with stunning bay and golf club views with an elevator for convenience. A short drive to the Lora Bay Golf Club Clubhouse and private ski hills and just 5 minutes to Downtown Thornbury. The open concept kitchen/dining features modern appliances, island/breakfast bar and doors leading out to a balcony looking over the golf course with sunset views. The perfect spot for entertaining guests. Cozy up by the gas fireplace in the great room or walk out onto another balcony and enjoy a glass of wine after a day exploring the area. Large windows throughout the whole home make the rooms feel bright and airy. The primary suite exudes luxury featuring a walk in closet, huge windows, 5pc ensuite with a glass enclosed shower and bench and luxurious free-standing soaker tub. There are 2 other guest bedrooms, one of which has a 4pc ensuite and access to a private balcony. Entertain family and friends on your rooftop terrace, complete with wet bar and where you'll find amazing Georgian Bay views and gorgeous sunsets. Located just minutes from Thornbury, Lora Bay offers a wealth of amenities, including a prestigious golf course, a charming restaurant, a members-only lodge, a gym, and two pristine beaches. Embrace the vibrant sense of community in this welcoming enclave, where every day feels like a rejuvenating retreat. Live the lifestyle you deserve at The Sands Townhome, where luxury, convenience and natural beauty await.**

Directions: **Right on Lora Bay Drive from Thornbury, left at traffic circle onto West Ridge Drive, right on Sladden Court**

Common Elements

Common Element Additional Fee: **0.00**
 Common Element/Condo Amenities: **BBQs Permitted, Club House, Exercise Room, Library, Party Room, Shared Beach**
 Condo Fees: **\$311.23/Monthly**
 Condo Fees Incl: **Ground Maintenance/Landscaping, Snow Removal**
 Locker: **None**
 Pets Allowed: **Yes**
 Prop Mgmt Co: **E & H Property management**
 Building Name: **The Sands Townhomes**
 Balcony: **Open, Terrace**
 Condo Corp #: **79**
 Condo Corp Yr End:

Exterior

Exterior Feat: **Balcony, Deck(s), Patio(s), Private Entrance**
 Construct. Material: **Stone, Wood**
 Shingles Replaced: Foundation: Roof: **Flat, Other**
 Year/Desc/Source: **2024//Builder** Prop Attached: **Attached**
 Garage & Parking: **Attached Garage//Outside/Surface/Open, Private Drive Double Wide** Apx Age: **New**
 Parking Spaces: **4** Driveway Spaces: **2.0** Garage Spaces: **2.0**
 Water Source: **Municipal** Water Tmnt: Sewer: **Sewer (Municipal)**
 Lot Size Area/Units: / Acres Range: **< 0.5** Lot Shape:
 Lot Front (Ft): **0.00** Lot Depth (Ft): Land Lse Fee:
 Location: **Urban** Lot Irregularities:
 Area Influences: **Beach, Dog Park, Downtown, Golf, Highway Access, Hospital, Lake Access, Lake/Pond, Landscaped, Library, Major Highway, Marina, Open Spaces, Park, Place of Worship, Playground Nearby, Public Parking, Quiet Area, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails, Other**
 View: **Bay, Golf Course, Trees/Woods, Water** Retire Com:
 Topography: Fronting On: **North**

Interior

Interior Feat: **Elevator, Other**
 Access Feat: **Elevator**
 Basement: **None** Basement Fin:
 Laundry Feat: **Inside, Laundry Room**
 Cooling: **Central Air**
 Heating: **Forced Air**
 Inclusions: **Dishwasher, Refrigerator, Stove, Other**
 Exclusions: **All staging items including artwork, accessories and furniture**

Property Information

Common Elem Fee: **Yes**

Local Improvements Fee:

Legal Desc: **LEGAL UNIT 10, Level 1, 117 Sladden Court, Unit 10, Thornbury, ON GREY STANDARD CONDOMINIUM CORPORATION NO. 135**

Zoning: **R1**
PIN: **0**
ROLL: **0**
Possession/Date: **Immediate/**

Survey: **Available/**
Occupant Type: **Vacant**
Deposit: **5%**

Brokerage Information

List Date: **05/03/2024**
List Brokerage: [Royal LePage Locations North \(Thornbury\), Brokerage](#)

Source Board: The Lakelands Association of REALTORS®
Prepared By: Steve Simon, Salesperson
Date Prepared: 05/13/2024

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Bathroom	Main			2-Piece
Bedroom	Main	19' 3" X 9' 11"	5.87 X 3.02	
Bathroom	Second			2-Piece
Dining Room	Second	8' 10" X 15' 9"	2.69 X 4.80	
Kitchen	Second	11' 6" X 15' 6"	3.51 X 4.72	
Living Room	Second	20' 6" X 16' 10"	6.25 X 5.13	
Bathroom	Third			4-Piece
Bathroom	Third			5+ Piece
Bedroom	Third	15' 1" X 10' 8"	4.60 X 3.25	
Bedroom Primary	Third	12' 11" X 16' 7"	3.94 X 5.05	
Other	Upper	6' 6" X 4' 10"	1.98 X 1.47	

Desc: **Bar and access to rooftop terrace**

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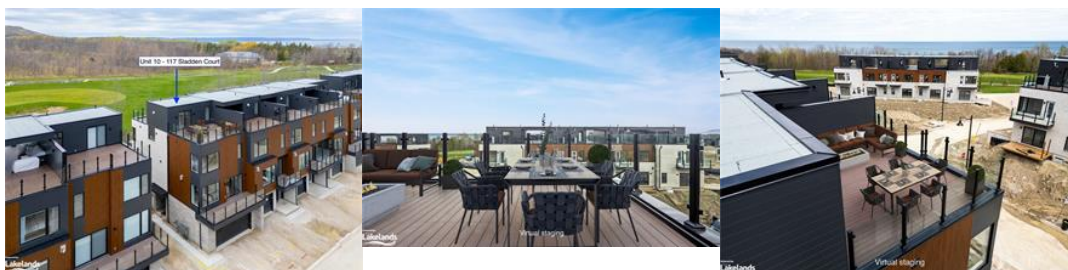
Click the LifeStyle Match button to prioritize which property features matter most to you.

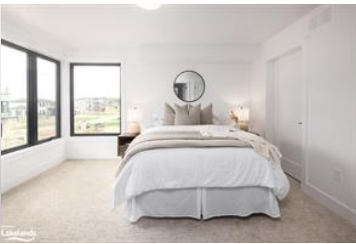
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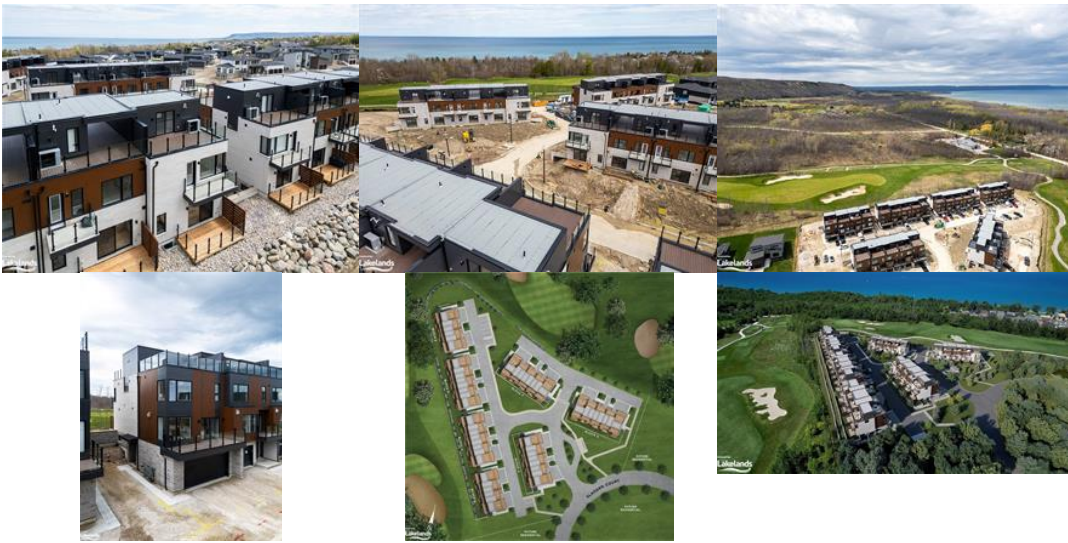
Green Energy Efficient:
Green Energy Generation:
Green Indoor Air Quality:
Green Sustainability:
Green Water Conservation:
Energy Certification:
Date:
Information Statement:

Level:

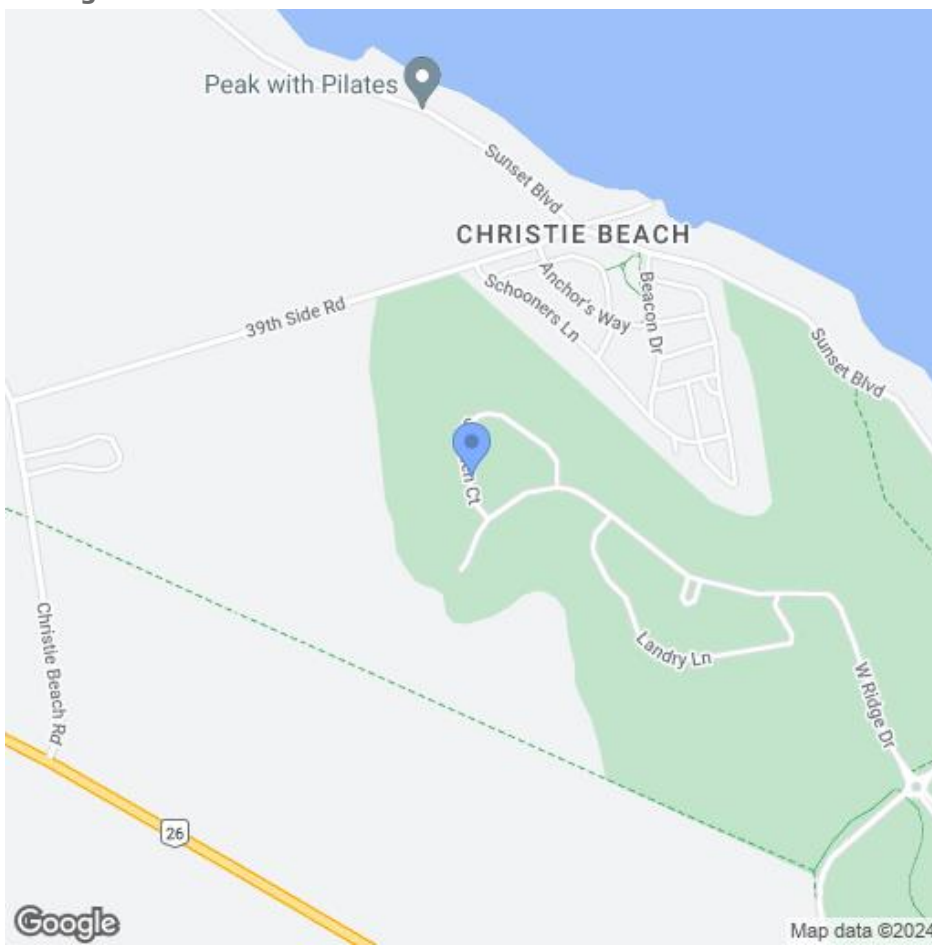
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