

**Property Features of  
4-128 Landry Lane, Thornbury (Lora Bay)**

**Exterior**

- Built in 2009
- End unit
- Patio, landscaped gardens, mature trees and hot tub
- Attached 2 car garage
- Covered front porch

**Interior**

- 4 bedrooms
- 3.5 bathrooms
- Open concept
- Great room
- Kitchen
- Dining room
- Upper level
- Finished lower level
- Laundry room
- Forced air gas heat
- Wood floors

**Kitchen**

- Peninsula with seating
- Island with 6 burner stove
- Plenty of cupboard space
- High end appliances
- Granite counters

**Great room**

- Cathedral ceilings
- Large windows
- Stone surround gas fireplace
- Walk out to backyard

**Primary suite**

- 5pc ensuite bathroom
  - Shower that converts into a steam room
- Walk in closet
- Sliding doors leading out to hot tub patio

**Upper floor**

- Large guest bedroom
- 3pc bathroom
- Office space
- Wood floors



### Lower level

- Heated floors
- Rec room with fireplace
- 2 good sized guest bedrooms
- 3pc Bathroom
- Wine cellar

### 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 and Collingwood

### Lora Bay Amenities

- Restaurant
- Resident only access to Lodge with fitness centre included in monthly fee
- Lora Bay Golf Club
- Georgian Trail
- 2 Beaches

### Updates

- Hot tub 2018
- Generator 2020
- Basement finished 2018
- Upper level hardwood floors 2018

### Other property info

- Monthly fee: \$995 - Breakdown: GSCC84 \$788/mo Lora Bay Fee \$207/mo(GCECC 79+LBCA)

#### Condo fee includes:

- Grass Cutting
- Garden Maintenance
- Care of trees and shrubs
- Snow removal
- Roof shingle repair and replacement
- Driveway repair and replacement
- Insurance on buildings
- Taxes: \$4749 (2023)
- 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

### Inclusions

- Carbon Monoxide Detector, Central Vac, Dishwasher, Dryer, Garage Door Opener, Hot Tub, Microwave, Refrigerator, Stove, Washer, Window Coverings, basement TV

### Exclusions

- All furniture, artwork, sound system in basement and personal belongings

### Utilities (approximate)

- Hydro Fee - Approx. \$1901/yr
- Gas/Oil Fee - Approx. \$1667/yr
- Sewage/Water Fee - \$668/yr
- Rental equipment - Hot water tank rental \$77.44/mo



\*\* 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.