

# 128 LANDRY Lane Unit #4, Thornbury, Ontario N0H 2P0

Client Full  
Active / Residential

[128 LANDRY Ln #4 Thornbury](#)

Listing ID: 40569392

Price: \$1,350,000



## Grey/Blue Mountains/Blue Mountains

2 Storey/Row/Townhouse

Type of Water: Canal

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

Beds (AG+BG): 4 (2 + 2)  
 Baths (F+H): 4 (3 + 1)  
 SF Fin Total: 3,761  
 AG Fin SF Range: 2001 to 3000  
 AG Fin SF: 2,178/Plans  
 BG Fin SF: 1,583  
 DOM: 1  
 Common Interest: Condominium  
 Tax Amt/Yr: \$4,749.00/2023  
 Condo Fee/Freq: \$995.00/Monthly  
 Addl Monthly Fees: \$0.00

### Remarks/Directions

Public Rmks: **Nestled in the enclave of Lora Bay, this exceptional 4 bedroom, 3.5 bathroom end-unit offers a rare combination of luxury and privacy. Many updates have been completed including a hot tub (2018), a generator (2020) for peace of mind, and a fully finished lower level in 2018, ideal for additional living space. Don't miss the opportunity to make it yours before golf season arrives! Step into the spacious open concept layout, highlighted by a soaring cathedral ceiling in the living room and large windows. French patio doors lead to a backyard oasis with southern exposure, providing a private sanctuary for outdoor enjoyment. The kitchen features high end appliances, granite counters and large island, great for hosting! The formal dining room offers space to entertain guests after a day of exploring the area. The main floor primary suite boasts an ensuite bathroom with shower that converts into a steam room, walk in closet and sliding doors leading out the patio area with hot tub. The upper level features new hardwood floors (2018), a large guest bedroom, office space and a shared 3pc bathroom. The lower level has ample space for family and friends, 2 good sized bedrooms, a rec room, 3pc bathroom and wine cellar complete with heated floors to ensure warmth and comfort throughout the year. Outside boasts beautiful landscaped gardens, a private patio area with hot tub and mature trees, making this the ideal space to relax and entertain after a day on the golf course. Located just minutes from Thornbury, Lora Bay boasts an array of amenities, including a premier golf course, a charming restaurant, a members-only lodge, a gym, and two pristine beaches. Experience the essence of community in this idyllic setting, where every day feels like a retreat. Schedule your viewing today and discover the epitome of refined living in Lora Bay. GSCC84 \$788/mo Lora Bay Fee \$207/mo(GCECC 79+LBCA)**

Directions: **From Thornbury, west on highway 26 to Lora Bay drive, left at the traffic circle to West Ridge drive, left on Landry lane, second set of Town homes on left.**

### Common Elements

Common Element Additional Fee: 0.00

Common Element/Condo Amenities: **BBQs Permitted, Business Centre (WiFi Bldg), Club House, Exercise Room, Games Room, Library, Party Room, Other**

Condo Fees: **\$995.00/Monthly**

Condo Fees Rmrks: **GSCC84 \$788/mo Lora Bay Fee \$207/mo(GCECC 79+LBCA)**

Locker: **None**

Pets Allowed: **Yes**

Prop Mgmt Co: **Your Home Property Mngmt**

Prop Mgt Contact: **Jennifer Walters/705-443-8373**

Building Name: **Lora Bay**

Balcony: **None**

Condo Corp #: **84**

Condo Corp Yr End:

Status Certificate Date:

### Exterior

Exterior Feat: **Landscape Lighting, Patio(s), Privacy**  
 Construct. Material: **Concrete Poured, Stone, Wood**  
 Shingles Replaced: Foundation: **Poured Concrete**  
 Year/Desc/Source: **2009//Owner**  
 Property Access: **Private Road, Public Road, Year Round Road**  
 Other Structures: **Attached Garage//Front Yard Parking, Private Drive Double Wide//Asphalt Driveway, Exclusive Parking**  
 Garage & Parking: **6** Driveway Spaces: **4.0** Garage Spaces: **2.0**  
 Parking Spaces: **6**  
 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)**  
 Location: **Urban** Lot Irregularities: Land Lse Fee:  
 Area Influences: **Access to Water, 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, Quiet Area, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails, Other**  
 Topography: **Dry, Level, Open space, Wooded/Treed** Fronting On: **East**  
 Restrictions: **Subdiv. Covenant** Exposure:  
 Local Impvmt: **No**  
 Elementary School: **BEAVER VALLEY GBSS, Meaford**

### Interior

Interior Feat: **Air Exchanger, Built-In Appliances, Central Vacuum, Garborator, Oven Built-in, Steam Room, Sump Pump**

Security Feat: **Alarm System, Carbon Monoxide Detector(s), Security System, Smoke Detector(s)**  
 Basement: **Full Basement** Basement Fin: **Fully Finished**  
 Cooling: **Central Air, Energy Efficient, Humidity Control, Radiant Floor**  
 Heating: **Fireplace-Gas, Forced Air, Gas**  
 Under Contract: **Hot Water Heater** Contract Cost/Mo:  
 Inclusions: **Carbon Monoxide Detector, Central Vac, Dishwasher, Dryer, Garage Door Opener, Hot Tub, Microwave, Refrigerator, Stove, Washer, Window Coverings**  
 Add Inclusions: **basement TV**  
 Exclusions: **All furniture, artwork, sound system in basement and personal belongings.**  
 Furnace Age: Tank Age: **2019** UFFI:

**Property Information**

Common Elem Fee: **Yes** Local Improvements Fee: **No**  
 Legal Desc: **UNIT 4, LEVEL 1, GREY STANDARD CONDOMINIUM PLAN NO. 84 (See documents for the rest of the description)**  
 Zoning: **R1** Survey: **Unknown/**  
 Assess Val/Year: **\$0/2023** Hold Over Days:  
 PIN: **378840012** Occupant Type: **Owner**  
 ROLL: **424200001519495**  
 Possession/Date: **30 - 59 Days/** Deposit: **5%**

**Brokerage Information**

List Date: **04/15/2024**  
 List Brokerage: [Royal LePage Locations North \(Thornbury\), Brokerage](#)

Source Board: The Lakelands Association of REALTORS®  
 Prepared By: Steve Simon, Salesperson  
 Date Prepared: 04/16/2024

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix  
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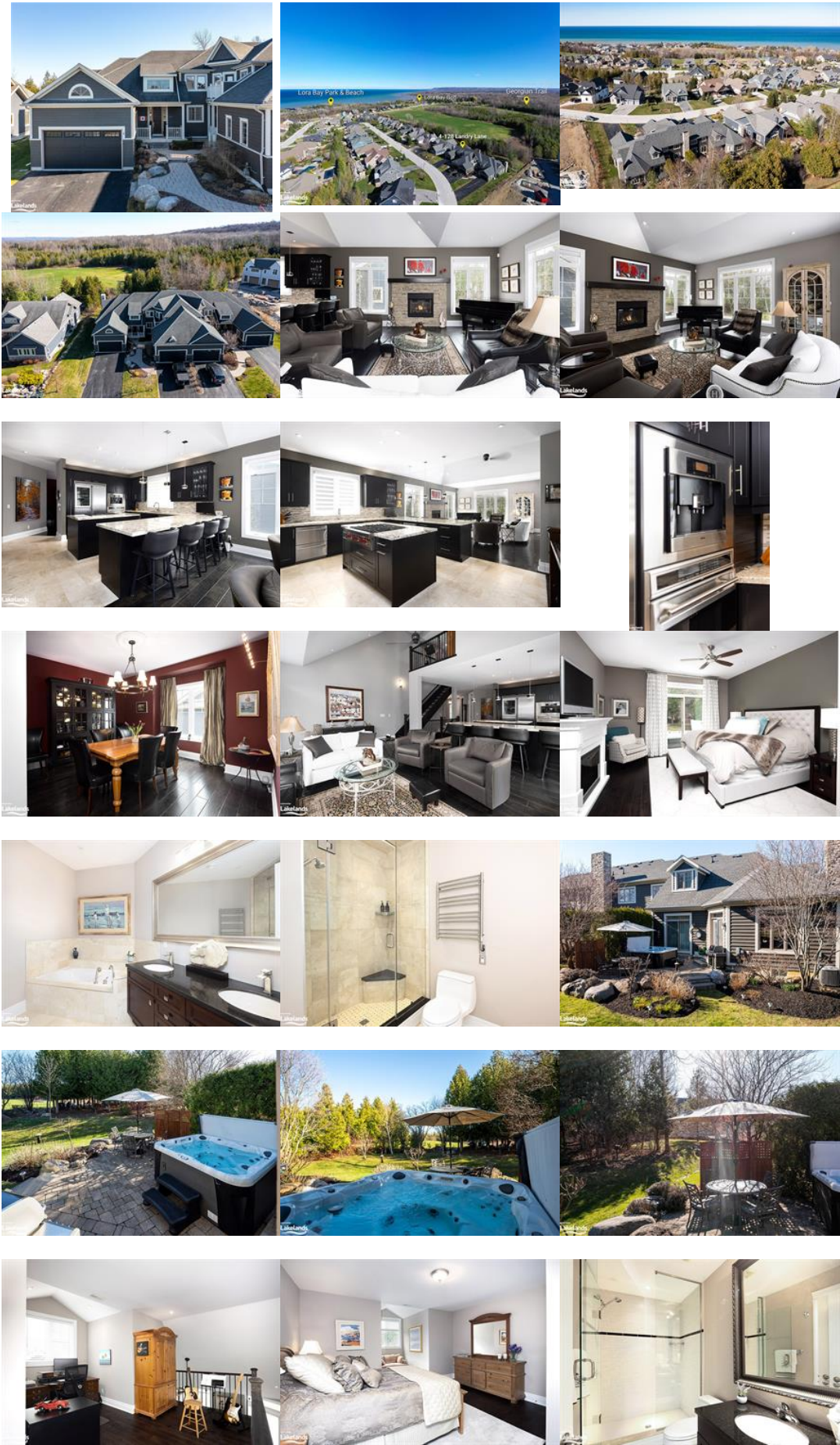
Room	Level	Dimensions	Dimensions (Metric)	Room Features
Bedroom Primary	Main	13' 10" X 26' 11"	4.22 X 8.20	
Bathroom	Main			2-Piece
Bathroom	Main			5+ Piece
Dining Room	Main	14' 6" X 13' 10"	4.42 X 4.22	
Kitchen	Main	15' 9" X 14' 11"	4.80 X 4.55	
Living Room	Main	20' 2" X 18' 1"	6.15 X 5.51	
Bedroom	Second	13' 11" X 19' 3"	4.24 X 5.87	
Bathroom	Second			3-Piece
Office	Second	13' 8" X 11' 6"	4.17 X 3.51	
Bathroom	Lower			3-Piece, Ensuite
Bedroom	Lower	13' 8" X 12' 0"	4.17 X 3.66	
Bedroom	Lower	13' 4" X 15' 1"	4.06 X 4.60	
Recreation Room	Lower	19' 11" X 21' 0"	6.07 X 6.40	
Wine Cellar	Lower	11' 0" X 5' 11"	3.35 X 1.80	

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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:  
 Information Statement:





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