

**Property Features of  
104 Clippers Lane, Thornbury (Lora Bay)**

**Exterior**

- Composite deck
- Landscaped gardens
- Stone walkway and paved driveway edged in stone
- Northstar model
- Lora Bay cottage
- Georgian Bay steps away

**Interior**

- 3 bedrooms
- 2.5 bathrooms
- Kitchen/dining
- Living room
- Primary suite
- Upper level
- Unfinished lower level
- Laundry room with dog wash station

**Kitchen**

- Granite countertops
- Island with seating
- Upgraded appliances
- Under counter lighting

**Living room**

- Custom steel sided gas fireplace
- Cathedral ceilings
- Large windows

**Primary suite**

- In-floor heating
- Ensuite bathroom
- Walk in closet
- Sliding doors leading out to patio
- Wood board and batten finish fireplace

**Upper floor**

- 2 guest bedrooms
- Shared bathroom
- Family room

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

**Other property info**

- Monthly fee: \$176



\*\* 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.

- Taxes: \$4620
- 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**

- kitchen appliances (fridge, microwave drawer, gas stove, dishwasher, garage door opener and one control, all window coverings.

#### **Exclusions**

- washer and dryer, the 3 "Elk" iron hooks in the laundry room, the TV wall hangers in the living room and the primary bedroom, the sauna in the basement and the two iron sculptures in the front garden.

#### **Utilities (approximate)**

- The water heater is rented - \$56.41 per month
- Electricity \$80/mo
- Water \$56/mo
- Gas \$85/mo



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### **Builder Upgrades**

- Interior trim/baseboards throughout
- Interior doors and hardware throughout
- 2nd Floor Carpet throughout
- Main Floor Hardwood throughout
- Kitchen and powder room faucets
- All sinks
- Powder room cabinetry
- Primary Bedroom en-suite bath cabinetry/toilet/tile
- Infloor heating in Primary en-suite
- Kitchen cabinetry
- Kitchen/bath granite edges thickened
- Laundry stacked washer/dryer/cabinet
- Added outlets/pot lights/dimmers
- Under counter lighting
- Exterior festive switch/interior control
- Exterior upgrade package including black windows
- Sliding patio door in master suite for deck access
- Smooth ceilings throughout
- 1 ft. ceiling height added in basement

### **Custom Upgrades**

- Custom two sided fireplace, floor to ceiling steel faced in living room and wood board and batten finish in Primary Bedroom
- Kitchen hood fan, cupboards soffits and upright beam and done in walnut with rusted steel cladding/trim
- Custom backsplash and kitchen faucet
- Upgraded appliances - Vent-a-hood fan, Sharp microwave drawer, Frigidaire Professional gas stove with air fry/convection oven, Frigidaire Professional fridge with water/ice and wine drawer
- Completely landscaped with large rocks, birch tree, cedar trees, shrubbery
- Stone walkway and paved driveway edged in stone
- All light fixtures
- Deck across the entire rear of the home, composite floor, treated wood panels with shutters and steel edged posts. Removable flower boxes custom built to enclose the yard for a dog run area
- Dog wash installed in laundry room
- Custom window coverings (shutters and drapery) throughout main floor



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