

**Property Features of  
376 Sunset Blvd, Thornbury (Lora Bay)**

**Exterior**

- Built in 2014 by Rainmaker Estates
- Across the road from Georgian Bay
- Lot measurements: 119.21ft x 165.82ft x 124.66ft x 151.18ft
- Professional landscaping by The Landmark Group
- Meticulously designed flagstone patios and walkways
- Custom gas fire pit
- Pergola
- Dedicated dining area
- Extensive stonework is imported from Tobermory
- Mature landscaping including 75 newly planted trees
- Covered front porch
- 3 car garage - insulated and heated
- Garden shed

**Interior**

- 6 bedrooms
- 3.5 bathrooms
- Total sqft finished: 4300sqft
- Great room
- Kitchen
- Dining area
- Muskoka room
- Upper level
- Bonus space with bay views
- Laundry room/Mudroom on main level with access to garage
- Finished lower level
- Home theatre
- Hot water heater under contract
- Exposed wood beams, wood floors, and wood ceiling

**Kitchen**

- High end stainless steel appliances
- Open to the dining area and great room
- Bar top with seating

**Great room**

- Large windows
- Light filled space
- Access to Muskoka room
- Double-height cathedral ceiling
- Stunning stone and copper-clad gas fireplace

**Primary suite**

- Large space
- Access to Muskoka room
- 5pc ensuite bathroom
  - Freestanding bath tub
  - Walk in shower
  - Double sink and vanity
  - Toilet



\*\* 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.

**Upper floor**

- Bay views from Bonus room
- 3 guest bedrooms
- 4pc shared bathroom

**Lower level**

- Fully finished
- 2 Bedrooms
- 3pc bathroom
- Rec room
- Media room/Home theatre

**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 (one private)

**Other property info**

- Monthly fee: \$104.36 (subject to change)
- Taxes: \$6788
- 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
- Huronia Alarms
- Property management company - Your Home Property Management
- Landscaping 2014 -2016
- Outside painting of house 2022
- Water heater - replaced in April 2024

**Inclusions**

- Appliances, fixtures, all window blinds, shed, generator

**Exclusions**

- All furnishings and paintings

**Utilities (approximate)**

- Hydro Fee - Approx \$198-250/month
- Gas/Oil Fee - Approx. \$200/month
- Sewage/Water Fee - Approx \$129/month
- Reliance rental - Approx \$56/Month



\*\* 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.