

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

Exterior

- Built in 2010
- Steps to Georgian Bay
- Professional landscaping by Georgian Lawn Care
- Curved asphalt driveway
- Dining area
- Hot tub and Fire pit
- Large patio area
- Mature trees for privacy
- Front and back covered deck/porches
- 2 car garage
- Garden shed
- lot size: 254ft x 81ft
- Viceroy Air Conditioner - 2010
- Keeprite Air Exchanger - 2010
- LifeBreath Windows - 2010
- Roof - 2010

Interior

- 5 bedrooms
- 4 bathrooms
- Total sqft: 4482sqft
- Great room
- Kitchen
- Dining area
- Upper level
- Laundry room
- Finished lower level
- Buderus Combo Boiler/AirHandler- 2010
- Weil McLain Water Heater - 2019
- Generac 10KW Generator - 2024

Kitchen

- High end stainless steel appliances
- Open to the dining area and great room
- Island with seating
- Open butlers pantry with another sink

Dining

- French doors lead outside to back porch
- Views of the backyard

Great room

- Large windows
- Light filled space
- Cathedral ceiling with wood beams
- Stunning stone surround gas fireplace



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Primary suite

- Access outside to the hot tub
- 5pc ensuite bathroom
 - Freestanding bath tub
 - Walk in shower
 - Double sink and vanity
 - Toilet

Upper floor

- 2 guest bedrooms
- 5pc shared bathroom

Lower level

- Fully finished
- 2 guest bedrooms
- 4pc bathroom
- Rec room with pool table
- Tv room
- Gym
- Hydronic radiant heat throughout with the exception of the cold room and furnace 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 (one private)

Inclusions

- Carbon Monoxide Detector, Dishwasher, Dryer, Garage Door Opener, Gas Oven/Range, Hot Tub, Hot Tub Equipment, Hot Water Tank Owned, Range Hood, Refrigerator, Smoke Detector, Washer, Window Coverings, window coverings, shed, generator

Exclusions

- Custom furniture in living, dining and primary bedroom as well as lower level custom sculpted art & 4' x 8' oak pool table available for purchase. To be negotiated separately to the sale of the house.



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Schools

- School District: Bluewater District School Board, Bruce-Grey Catholic District School Board
- High School: Georgian Bay Community, Owen Sound DSS, St. Mary's,
- Elementary School: Beaver Valley Community, Georgian Bay Community (FI), St. Basil's, Notre Dame, Pretty River Academy

Fees and Utility Costs (yearly approx)

- Town of Blue Mountains Property Taxes - \$6,105.60
- TD Insurance - \$2,925.84
- Enbridge Gas - \$1,588.55
- Ontario Hydro Water/Sewer - \$2,199.52
- Town of Blue Mountains Water/Sewer - \$797.82
- FIDO Internet/Cable Provider - \$600.00
- Georgian Lawn Care - Lawn/Garden Maintenance - \$1,000
- Baymount Service - Snow Removal - \$600.00
- Lora Bay Condo Fee - \$1,320.00

Appliances

- Refrigerator - Kitchen Aid / KFCS22EVMS4 / 2010
- Dishwasher - Kitchen Aid / KDTE204KPS1 / 2022
- Stove/Oven - Wolf / R366 / 2010
- Beverage Fridge (main) - KitchenAid / KUWS24RSSS24 / 2012
- Beverage Fridge (lower) - 2014
- Washer - LG ThinQ / WKHC202HBA / 2023
- Dryer - LG ThinQ / WKHC202HBA / 2023

Additions/Upgrades

- Beachcomber Hybrid Hot Tub - 2012 - Motor & pump new 2023



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