

**Property Features of  
107 Hoggard Court, Thornbury (Lora Bay)**

**Exterior**

- Built in 2017
- 2 car attached garage with access to the house, epoxy floors and gas heater unit
- Back-up Generator
- Private fenced backyard
- Lawn sprinkler system
- Professionally landscaped with low maintenance gardens (over 50+ Hostas)
- Large lower composite deck (2 upper decks)
- Hot tub
- Beautiful gardens and mature trees for privacy
- Office/Studio (Electrical, A/C, In-floor Heating, Internet) - currently set up as a gym space
- Garden Storage Shed

**Interior**

- 3 bedrooms
- 2.5 bathrooms
- Total sqft: 3262sqft
- Great room with 10ft cathedral ceilings
- Kitchen
- Dining area
- Laundry room/mudroom
- Finished lower level
- In-floor Heating in Primary Bathroom and all lower level
- Navien Tankless hot water tank

**Kitchen/dining**

- Open concept
- Built in appliances
- Island with breakfast bar and space for stools
- Granite countertops
- Good size pantry
- Walk out to covered back deck from the dining area

**Great room**

- Large floor to ceiling windows
- Light filled space
- Cathedral ceiling
- Wood panel feature wall

**Primary suite**

- Spacious room
- Doors leading out to back deck
- Hot tub right outside the room
- Walk in closet with custom built ins
- 4pc ensuite bathroom
  - Walk in shower
  - Separate toilet space
  - Double vanity
  - Heated floors



\*\* 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.

**Lower level**

- 9ft ceilings
- Heated floors throughout
- Gas fireplace with tile surround and built ins
- Table space for entertaining
- Large storage room
- 4pc bathroom
- 2 guest bedrooms with ample closet space

**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, Stove, Hot Tub, Refrigerator, Smoke Detector, Washer, new fridge in garage (2023)
- Upper Outdoor Patio Furniture - couch/2 chairs/table

**Exclusions**

- Can be negotiated after the sale of the home: Golf Simulator and Lower level furniture including sectional couch/ottoman/ chair/ table & chairs/cabinet unit

**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 (approx)**

- Taxes: \$6056
- Hydro: \$150/mo
- Gas/oil: \$81/mo
- Water/sewer: \$160/mo

**Condo fee (subject to change)**

- \$247/mo - street snow removal/garbage/community gardens/Lora Bay Club and Gym

**Upgrades (2023/24)**

- Full Interior Professionally Painted
- Glass Stair Railing installed
- Carpet stair runner
- Walnut Wall Acoustic Decorative Panels
- All main floor lighting fixtures
- Pantry and Laundry Storage Cupboards



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- Decorative Shiplap wall panels in lower level
- Gas fireplace tile surround
- Primary bedroom fireplace and decorative surround
- Fenced Yard
- 240v EV Charger in garage
- Epoxy Garage Floor
- Gas unit heater in Garage

**Upgrades (2021)**

- Exterior Office/Gym Studio



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