

**Property Features of  
124 Beacon Dr, Thornbury (Lora Bay)**

**Exterior**

- Backs onto greenspace
- Private outside area
- Premium lot
- Aspen model - bungalow
- Lora Bay cottage
- Georgian Bay steps away
- Double attached garage

**Interior**

- 3 bedrooms
- 2.5 bathrooms
- Kitchen
- Dining space
- Great room
- Primary suite
- Mudroom with laundry and garage access
- Loft/bonus room
- Unfinished lower level - 1371sqft
- 9ft ceilings
- Bright and light filled
- Wood floors throughout main level
- On demand hot water heater

**Kitchen/Dining**

- Quartz countertops
- Large Island
- Pantry
- Dining space

**Great room**

- Stone surround gas fireplace
- In floor outlet
- Vaulted ceilings
- Large windows
- Sliding doors leading to private outside space
- Green space views all year round

**Primary suite**

- 3pc Ensuite bathroom
  - Large shower with niche and bench
  - Vanity with sink
  - Separate vanity - could be perfect for make-up station etc
- Walk in closet

**Upper floor**

- Guest bedroom
- Shared 4pc bathroom
- Bonus space/loft

**Upgrades**

- Kitchen
  - Pots and pans drawers
  - Pot lights



\*\* 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.

- Upgraded granite sink
- Gas line for range
- Fridge water line hookup
- Light caps over the breakfast bar
- Microwave plug in the pantry
- Under cabinet lighting
- Whole home
  - Flat ceilings throughout
  - Hardwood and tile on main floor (no carpet)
  - Upgraded tiles in bathrooms
  - French door in office
  - Stone fireplace and maple mantle
  - Wood stairs to 2nd floor and into basement
  - Floor outlet in LR
  - Reinforced electric box in LR ceiling for future ceiling fan
  - Pot lights
  - Upgraded baseboards throughout house
  - Main bath has had additional cabinet included, to be used as a makeup table and can be changed or a sink added
- Outdoors
  - Potlights under the eaves (not sure how to say but there are more pot lights outside)
  - Gas bbq hookup
  - Garage door opener

#### **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: \$178 (approx - subject to change)
- Taxes: \$4564 (approx)
- 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

#### **Condo info**

- What is included?  
Snow removal, garbage removal, access to private beach, private club house usage, gym
- Property Management Company and Contact Information:  
Your Home Property Management Inc.  
10 Sandford Fleming Drive, Suite 3  
Collingwood, Ontario L9Y 4V7  
705-443-8373

#### **Utilities (approximate - based on property being vacant)**

- Hydro \$57/mo
- Water \$60/mo
- Gas \$60/mo



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