

**Property Features of  
124 Landry Lane, Thornbury (Lora Bay)**

**Exterior**

- Wood siding
- Double car attached garage
- Expansive patio area
- Extensive landscaping
- Mature trees
- Stone walkways
- Beautiful gardens
- Large driveway
- Backs onto driving range at Lora Bay golf course

**Interior**

- 5 bedrooms
- 3.5 bathrooms
- Great room
- Kitchen
- Dining room that could also be used as a den
- Laundry room with access to garage
- Finished lower level
- Bonus room
- Flexible space/den
- Main level has wood floors
- The dining room, kitchen & great room are wired for sound
- Security system
- 2 sump pumps in the basement

**Kitchen/Dining**

- Built in microwave
- Gas stove
- Double door refrigerator
- Dishwasher
- Island with seating for 3 and glass cupboards either side
- Granite countertops
- Doors leading outside to patio area
- Access to laundry room which leads to double garage

**Great room**

- Vaulted ceilings
- Large windows
- Gas fireplace with built ins on either side

**Primary suite**

- Walk in closet
- Doors leading outside to patio
- Vaulted ceilings
- 5pc ensuite bathroom
  - Heated floor
  - Large glass enclosed shower
  - Bathtub
  - Double sink vanity
  - Toilet

**Second floor**

- 2 guest bedrooms
- 3pc bathroom



\*\* 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**

- 4pc bathroom with heated floors
- Rec room
- 2 bedrooms
- Den/flex space
- Plenty of storage space
- Utility room

**Upgrades**

- Inground Sprinkler System (2018)
- Full Exterior Painting (2021)
- Wired in Sound System in kitchen and dining room (2009)

**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

**Inclusions**

- All window coverings, lighting, washer, dryer, refrigerator, dishwasher, stove, built in microwave, central vac & accessories, generator

**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: \$2280/year
- Taxes: \$7,242.71
- 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

**Utilities (approximate)**

- Hydro \$1480/year
- Water \$1792/year
- Gas \$1980/year



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