

**Property Features of  
134 Landry Lane Unit 2, Thornbury (Lora Bay)**

**Exterior**

- Built in 2024 by custom builder with over 28 years of experience building luxury homes
- Townhome in The Enclave of Lora Bay
- Steps to Georgian Bay
- Landscaped walkway
- Back patio
- 2 car garage with access to interior

**Interior**

- 4 bedrooms
- 3.5 bathrooms
- Total sqft finished: 3676sqft
- Living room
- Kitchen
- Dining area
- Upper level
- Finished lower level
- Upgraded wood floors throughout
- Upscale features and finishes
- High end light fixtures and appliances

**Kitchen**

- High end stainless steel appliances
- Open to the dining area and great room
- Large island with seating
- Quartz counters
- Pantry with built in shelving

**Great room/Dining area**

- Big windows with views of the forest
- Light filled space
- Walk out to back patio
- Gas fireplace with stone surround

**Upper floor**

- Views of the bay
- Laundry closet
- 2 guest bedrooms
- 1 primary suite with 5pc ensuite bath
- 4pc shared bathroom

**Primary suite**

- Expansive space
- Walk in closet
- 5pc ensuite bathroom
  - Freestanding bath tub
  - Walk in shower
  - Double sink and vanity with quartz counters
  - Heated floors

**Lower level**

- Guest bedroom
- 4pc bathroom
- Rec room with wet bar and wine fridge
- Hydronic inflow 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.

**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
- Lora Bay Golf Club
- Georgian Trail
- 2 Beaches (one private)

**Other property info**

- Monthly fee: \$640 (subject to change)
- 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

**Inclusions**

- Appliances

**UPGRADES**

- Finished Basement with Hydronic inflow heating
- Basement Flooring
- Wet Bar
- Garage Heater
- Power Humidifier
- Rough In for Gas BBQ
- Rough In for Gas Stove
- Soft Close drawers in Kitchen
- Upgraded Lighting Plan Including 60 additional Pot lights, 6 Closet Lights, 4 Garage pot lights.
- Built in Microwave
- Shower Bench in Primary Bath
- Shower Niche in Primary Bath
- Heated Floors in Primary Bath
- Upgraded Linear Fireplace and fireplace inserts
- Upgraded Fireplace Surround and mantle
- Cabinet Upgrades throughout
- Countertop Upgrades: Kitchen, Ensuite, Basement Wet Bar, Powder Room, Basement Vanity
- Upgraded plumbing fixtures
- Finished Pantry
- Upgraded tile throughout
- Main Floor Wood Floors
- Upper Level Wood Floors
- Staircase Railing
- Primary Bedroom moved to the back



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