

**Property Features**  
**Unit 23-117 Sladden Crt, Thornbury (Lora Bay)**

**Exterior**

- End unit, built in 2024, TURN KEY!
- Panoramic views of the bay and golf course
- Rooftop terrace on both sides & Multiple balconies
- Double car garage attached with inside access

**Interior**

- Designed by: Tara Ballantyne
- Turn key/Move in ready with all furniture and appliances included
- Fully upgraded throughout
- 3 bedrooms
- 3 full ensuite bathrooms/1 powder room
- Kitchen/dining
- Great room
- Access to multiple balconies and rooftop deck
- Engineered wood floors throughout
- Gas forced air
- Central air
- Large windows throughout
- Glass railing staircase with lights
- Elevator to each level
- Upgraded smart light system

**1ST FLOOR**

**Guest bedroom**

- 3pc ensuite bathroom
- Walk in closet
- Ample closet space

**Other**

- Elevator to all floors
- Access to 2 car garage
- Storage space

**2ND FLOOR**

**Kitchen/Dining**

- Extended island
- Quartz countertops and backsplash
- Dining space
- Doors leading out to a balcony
- Golf course views
- High end appliances
- Plenty of cabinetry

**Great room**

- Doors leading to front balcony with bay and golf course views
- Tall ceilings
- Gas fireplace
- Large windows
- Bright open concept space



\*\* 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.

### **3RD FLOOR**

#### **Primary suite**

- Walk in closet
- Bay views
- 5pc ensuite bathroom
  - Freestanding bath tub
  - Walk in shower with bench
  - Double sink and vanity
  - Toilet

#### **Guest bedroom**

- Door leading out to private balcony with golf course views
- 4pc ensuite bathroom

### **4TH FLOOR**

- Bar area with sink and wine fridge
- Access to 2 rooftop terraces
- Stunning panoramic bay views
- Beautiful Golf course views
- Utility 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

#### **Inclusions**

- All furniture, all appliances: fridge, stove, dishwasher, washer, dryer, wine fridge, all home accessories

#### **Exclusions**

- N/A

#### **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

#### **Condo info**

- Monthly fee: \$499.61 (subject to change)
- Condo fee inclusions: Common Area Maintenance and parking
- Property management: Your Home Property Management Inc.

#### **Lora Bay**

- Restaurant
- Lora Bay golf club
- Georgian Trail
- 2 beaches



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