

**Property Features of
138 Rankins Cres, Thornbury (Lora Bay)**

Exterior

- Built in 2008
- Extensive landscaping
- Mature trees
- Privacy fence
- Deck
- 2 car garage
- Front porch

Interior

- 5 bedrooms
- 4 bathrooms
- Total sqft finished: 5338sqft
- Great room
- Kitchen
- Dining area
- Loft area
- Laundry room/Mudroom/Pantry on main level with access to garage
- Finished lower level
- Type and age of furnace - high efficiency gas upgraded 2020

Kitchen

- High end built in stainless steel appliances
- Open to the dining area and great room
- Bar top with seating
- Granite countertops

Great room

- Large windows
- Light filled space
- Tall ceilings
- Stunning stone surround wood burning fireplace
- Doors leading out to backyard

Primary suite

- Large space
- Gas fireplace
- 5pc ensuite bathroom
 - Bath tub
 - Walk in shower
 - 2 vanities with sinks
 - Toilet

Second floor

- Loft area
- 2 guest bedrooms
- 5pc ensuite bathroom

Lower level

- Fully finished
- 2 Bedrooms
- 3pc bathroom
- Rec room with bar and projector
- Flex room
- Wine cellar



** The information provided on this Features List is provided by the owner and is believed to be accurate and reliable.
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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)

Other property info

- Monthly fee: \$263 (subject to change)
- Taxes: \$7,332.80
- 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
- Property management company - Your Home Property Management

Inclusions

- Bosch refrigerator and dishwasher, Viking Grill, Kitchen aid stove and microwave. Under counter fridge, Samsung washer and dryer.
- All fixtures, draperies, pool table, movie projector
- Furnishings are negotiable

Exclusions

- Personal items

Utilities (approximate)

- Hydro fees \$170/mo
- Gas/oil fees \$138/mo
- Water and sewage source - Town of Blue Mountains
- Water/sewage fees \$100/mo
- Sprinkler system, spring set up fall winterization \$250 annual

Updates

- New fibreglass front door 2025
- Custom sliding patio doors 2025
- New carpet den 2025
- New roof fall 2024
- Fitness room addition 2024
- Rec Room bar addition 2024
- Wine cellar addition 2021
- High efficiency furnace and AC upgrade 2020
- Privacy fence 2020
- Extensive landscaping multiyear



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