

**Property Features of
Unit 5-117 Sladden Crt, Thornbury (Lora Bay)**

Exterior

- Built in 2024
- Rooftop deck and multiple balconies
- Views of Georgian Bay
- Double-car garage with interior access and ample storage space.

Interior

- 3 bedrooms
- 3 full bathrooms/2 powder rooms
- 2628sqft
- Kitchen/dining
- Laundry on 3rd floor
- Great room
- Access to multiple balconies and rooftop deck
- Gas forced air
- Central air

Kitchen/Dining

- Island with bar seating
- Dining space
- Doors leading out to a balcony

Great room

- Doors leading to front balcony
- Tall ceilings
- Large windows
- Bright open concept space
- Gas fireplace

Primary suite

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

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

- Restaurant
- Lora Bay Golf Club
- Georgian Trail
- 2 Beaches



** 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.

Inclusions

- Dishwasher, Refrigerator, Gas Stove, washer, dryer, all window coverings

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

Upgrades

- Electrical whole home upgrade package from builder
- Rough-in Gas for BBQ at Terrace

Utilities (approx)

- Property taxes: \$5771
- Monthly Condo fee: \$568
- Hydro: \$150
- Gas: \$100
- Water:\$50



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