

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

Exterior

- Built in 2010 by Rainmaker Estates Inc
- In-ground automatic irrigation system with automatic controller
- Extensive tree planting and landscaping
- Backs onto the driving range at Lora Bay Golf Club
- Patio area
- Covered front porch
- 2 car attached garage
- Automatic whole house generator installed in 2017 with 10 year manufacturers warranty

Interior

- 7 Bedrooms
- 3.5 Bathrooms
- ADT Telus monitored full security system via cell-phone technology
- Furnace is NG fuel forced-air installed as new, maintained by Earl's Heating and Air Conditioning
- Open plan main floor
- Wood floors, posts and beams
- Heating: Forced air gas
- Cooling: Central air
- Muskoka room
- Laundry room/mudroom with access to garage

Kitchen

- Granite countertops
- Granite bar top
- Gas stove
- High end appliances - fridge with ice maker and water inside left door
- Walk in Pantry
- Island with butcher block countertop

Great room

- Views of the backyard
- Custom stone surround gas fireplace
- Vaulted ceilings with beams

Master suite (main floor)

- Walk in closet
- 5pc ensuite bath with jet soaker tub and heated floors
- Access to the Muskoka room
- Views of the backyard

Upper floor

- 3 good sized bedrooms
- Cozy loft area
- Large 4pc bathroom with antique style soaker tub

Lower level

- Fully finished
- Hot-Water in-floor radiant heat throughout
- Rec room
- 3 bedrooms
- 3pc bathroom



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Area

- Close to the areas private ski/golf clubs, beaches and trail system
- Few minutes drive from downtown Thornbury
- A short drive to Blue Mountain Village

Lora Bay Amenities

- Rec centre with indoor pool
- Clubhouse with restaurant
- Lora Bay Golf Club
- Georgian Trail
- 2 Beaches

Other property info

- Monthly fee: \$188
- Taxes: \$6589.22
- 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

- All appliances - Refrigerator, 4-burner gas stove/oven, microwave, dishwasher, washer, dryer, , refrigerator in lower level utility room, all ceiling fans and light fixtures, two wall mounted televisions with remotes, all garden furniture,

Exclusions

- None

Utilities

- Hydro1: \$997.00 annualized
- ADT Telus Security System monitoring fee \$45.19 /month, \$542.28 annually
- Condo Fee: \$188.77 /mth, \$2,265.24 annually
- TBM Water: \$726.62 last 12 months
- Reliance Home Comfort (HWT rental): \$124.04 /quarter, \$491.16 annualized
- Primus Communications (Internet) \$71.07 per month, \$852.84 annualized
- Enbridge/Union Gas: \$\$69.66 /mth, \$835.86 annualized
- Annual premium for home insurance - NorthBridge Insurance Co (Noble Insurance Brokerage in C'wood) is \$1,101.60

Other Services

- GBL Landscaping & Maintenance: gardening every 2 weeks as required, lawn cutting every week as required, both based upon fixed rate
- Generator Guys: annual maintenance service \$197.75
- Eagles Lawn care Weed and Fertilizer: annual contract \$228.41
- Sunset Property services - open/close irrigation system: \$150.00
- Winter Snow Removal: GBL Landscaping based upon fixed fee TBD



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Upgrades

- Thermostatically controlled Hot-Water in-floor radiant heating throughout basement, and electrically heated flooring in Master Bathroom
- Honeywell by Generac 17 KWH natural gas fueled generator with Automatic Whole-House Transfer Switch (installed in 2017 - 10 year manufacturers warranty)
- In-ground automatic irrigation system with automatic controller
- Two wall mounted flat-panel televisions
- Master bathroom soaker tub with air jets
- 2nd floor full bath with "antique" style soaker tub
- Two motorized garage doors with two remotes
- Ceiling fans with light in each 2nd floor bedroom and in MBR (total of 5 in house)
- Two natural gas fuelled fireplaces each with custom stone surrounds (lower level unit has air circulation fan)
- ADT Telus monitored full security system via cell-phone technology
- Whole house Central Vacuum
- Extensive tree-planting and landscaping
- Sump-pump



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