

# BL 24 LANDRY Lane Unit #12, Thornbury, Ontario N0H 2P0

Client Full  
**Active / Residential**

**BL 24 LANDRY Ln #12 Thornbury**

MLS® #: 40039796  
Price: **\$829,000**



## Grey/Blue Mountains/Blue Mountains 2 Storey/Apartment/Condo Unit

	Beds	Baths	Kitch
Main		1	1
Second	3	2	

Beds: **3 ( 3 + 0 )**  
Baths: **3 ( 2 + 1 )**  
SF Total: **2,250/Builder**  
SF Range: **2001 to 3000**  
Abv Grade Fin SF: **2,250.00/Builder**  
Common Interest: **Condominium**  
Tax Amt/Yr: **\$0/2020**  
Condo Fee/Freq: **459.46/Monthly**  
Addl Monthly Fees: **\$0.00**

Remarks/Directions

Public Rmks: **TO BE BUILT. List price reflects standard finishes & does not include upgrades. Exterior and interior artist renditions used to show quality of craftsmanship. Some features shown may be upgrades offered at additional cost. Built by Hallmark Homes North, a custom builder with over 28 years of experience, The Enclave at Lora Bay features 16 luxury condos and maintenance free living! This Unit offers approx 2250sqft of finished living space, 1.5 car garage, 3 bedrooms, 2.5 bathrooms & the option to finish the basement (upgrade). The main floor will feature an open plan concept with gas fireplace, 9ft smooth ceilings, modern kitchen with extended height cabinetry, Caesarstone countertops, pantry, island and walk out to the back patio. The upper level will also have 9ft smooth ceilings, a master suite with 5pc ensuite bathroom & walk-in closet, 2 guest bedrooms, a shared bathroom and laundry. Outside offers landscaping, front porch and back patio with privacy fence. Amenities include the Lora Bay Golf Course, clubhouse, restaurant, two beaches including a private residents-only beach, rec centre with pool and year-round social activities. The Enclave at Lora Bay is minutes from the shops and world-class restaurants of Thornbury putting it in the heart of Ontario's playground. Natural beauty combined with year-round activities, from golf to skiing to water sports, makes the region THE destination for the active retiree or year-round resident with an active lifestyle in mind. Taxes to be assessed. HST included for qualified buyer.**

Directions: **Highway 26, Lora Bay Drive, Turn left onto West Ridge, turn left onto Landry Lane**  
Common Elements

Assoc Amenities: **BBQs Permitted, Club House, Exercise Room, Party Room, Pool, Visitor Parking**  
Assoc Fees: **\$459.46/Monthly**  
Assoc Fee Incl:  
Assoc Fee Rmrks:  
Prop Mgmt Co: **tbd**  
Building Name: **The Enclave at Lora Bay**

Pets Allowed: **Yes**  
Locker: **None**  
Condo Corp #: **0**  
Condo Corp Yr End:

Exterior

Exterior Feat: **Landscaped, Lawn Sprinkler System, Patio(s), Porch, Privacy**  
Construct. Material: **Wood**  
Shingles Replaced:  
Year/Desc/Source: **2022/To Be Built/Builder**  
Pool Features: **Community**  
Parking Features: **Attached Garage, Private Single Driveway**  
Parking Spaces: **2**  
Garage Sp/Desc: **1.5 Spaces**  
Services: **Cell Service, Electricity, Natural Gas**  
Water Source: **Municipal**  
Lot Front:  
Area Influences: **Beach, Dog Park, Downtown, Golf, Highway Access, Lake Access, Landscaped, Library, Park, Place of Worship, Quiet Area, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails**  
Restrictions: **Subdiv. Covenant**

Roof: **Asphalt Shingle**  
Prop Attached: **Attached**  
Apx Age: **New**  
Carport Sp:  
Sewer: **Sewer (Municipal)**

Location: **Urban**

Interior

Interior Feat: **Other**  
Basement: **Full Basement, Unfinished**  
Laundry Feat: **Upper Level**  
Cooling: **Central Air**  
Heating: **Fireplace-Gas, Forced Air, Gas**  
Fireplace: **/Natural Gas**  
Under Contract: **Hot Water Heater**  
Inclusions: **Carbon Monoxide Detector, Smoke Detector**

FP Stove Op:  
Contract Cost/Mo:

Property Information

Common Elem Fee: **Yes**  
Legal Desc: **condo not yet registered - Land: Block 24, Plan 16M-49, Town of The Blue Mountains, County of Grey**  
Zoning: **R1**  
Assess Val/Year: **\$0/2020**  
PIN: **371300637**  
ROLL: **424200001530133**  
Possession/Date: **Other/**  
Possession Rmks: **tbd**

Local Improvements Fee:  
Survey: **/**  
Hold Over Days:  
Occupant Type: **Vacant**  
Deposit:

Brokerage Information

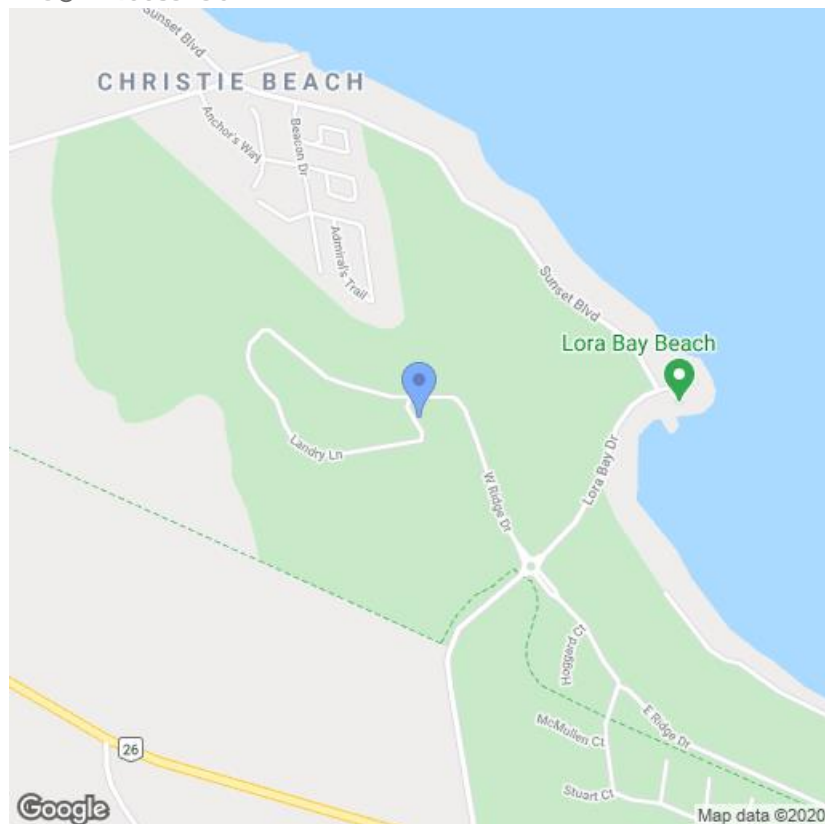
List Date: **10/30/2020**  
List Brokerage: **Royal LePage Locations North (Thornbury), Brokerage**  
Source Board: **Southern Georgian Bay**

**Prepared By: STEVE SIMON, Salesperson**  
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**Date Prepared: 10/30/2020**

**\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix**

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Room	Level	Dimensions	Dimensions (Convert)	Room Features
Living Room	Main	18 x 11.6	5.49 m x 3.66 m	
Dining Room	Main	18 x 11	5.49 m x 3.35 m	
Kitchen	Main	15.3 x 10.6	4.57 m x 3.35 m	
Bathroom	Main			2-Piece
Master Bedroom	Second	18 x 13.11	5.49 m x 3.96 m	
Master Bathroom	Second			5+ Piece
Bathroom	Second			4-Piece
Bedroom	Second	9.8 x 16	3.05 m x 4.88 m	
Bedroom	Second	14 x 16	4.27 m x 4.88 m	

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Green Energy Efficient:  
Green Energy Generation:  
Green Indoor Air Quality:  
Green Sustainability:  
Green Water Conservation:  
Energy Certification:  
Information Statement:

Date:

Level:

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Click the LifeStyle Match button to prioritize which property features matter most to you.