

114 LANDRY Lane, Thornbury, Ontario N0H 2P0

Client Full
Active / Residential

[114 LANDRY Ln Thornbury](#)

MLS® #: 40028356
Price: \$1,900,000



Grey/Blue Mountains/Thornbury Bungaloft/House

	Beds	Baths	Kitch
Lower	3	1	
Main	1	2	1
Second	3	1	

Beds: 7 (4 + 3)
Baths: 4 (3 + 1)
SF Total: 4,057/Plans
SF Range: 4001 to 5000
Abv Grade Fin SF: 2,625.00/Plans
Blw Grade SF: 1,432.00/Plans
Common Interest: Freehold/None
Tax Amt/Yr: \$6,589/2020
Condo Fee/Freq: 188.00/Monthly
Addl Monthly Fees: \$0.00

Remarks/Directions

Public Rmks: Beautiful chalet style home in the prestigious Lora Bay community, the ideal family home or weekend getaway. Featuring over 4000sqft of living and entertaining space, attractive wood post and beams throughout, fully finished lower level with heated floors, automatic whole house generator and more! The open plan main floor boasts vaulted ceilings, wood floors, unique wall panelling, spacious great room with large windows and custom stone surround gas fireplace, a gorgeous kitchen with granite counters and bar top, island, pantry & fridge with interior water system and ice maker, complete with a dining area and access to the Muskoka room. The main floor master suite features a 5pc spa-like ensuite bathroom with jet tub and heated floors, walk-in closet and views of the backyard. You'll also find a laundry room with custom cabinetry and access to the 2 car garage and a powder room. Head upstairs to find the perfect guest space! Featuring 3 good sized bedrooms, large 4pc bathroom with antique style soaker tub and a loft area, this is the ideal guest accommodation. The lower level is fully finished with heated floors throughout, large rec room with stone surround gas fireplace, 3 bedrooms and a 3pc bathroom! The well maintained backyard boasts extensive tree planting and landscaping, in ground automated irrigation system and backs onto the driving range at the stunning Lora Bay Golf Club. Located minutes from Downtown Thornbury and its award winning dining, boutiques and harbour and a short drive to the area's private ski and golf clubs! Move in and enjoy all that Lora Bay has to offer including golf, restaurant, social activities, 2 beaches, recreation centre and much more. Covid 19 protocols in place.

Directions: Lora Bay Drive, left on West Ridge, left on Landry Lane

Common Elements

Assoc Amenities: **BBQs Permitted, Club House, Exercise Room, Library, Party Room, Pool, Visitor Parking**
Assoc Fees: **\$188.00/Monthly**
Assoc Fee Incl: **Common Elements**
Assoc Fee Rmrks:
Prop Mgmt Co: **E & H property management**

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

Exterior

Exterior Feat: **Deck(s), Landscaped, Patio(s)**
Construct. Material: **Stone, Wood**
Shingles Replaced:
Year/Desc/Source: **2010/Completed / New/Owner**
Pool Features: **Community**
Parking Features: **Attached Garage, Private Double Driveway**
Parking Spaces: **6** Driveway Spaces: **4**
Garage Sp/Desc: **2 Spaces**
Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Street Lights, Telephone**

Water Source: **Municipal** Water Tmnt:
Lot Size: Acres Range: **< 0.5**
Lot Front: **70.00** Lot Depth: **148.00** Acres Rent:
Area Influences: **Beach, Dog Park, Downtown, Golf, Highway Access, Landscaped, Library, Public Parking, Quiet Area, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails**

Restrictions: **Subdiv. Covenant**

Interior

Interior Feat: **Ceiling Fans, Central Vacuum, Other**
Basement: **Full Basement, Fully Finished**
Laundry Feat: **Laundry Room, Main Level, Sink**
Cooling: **Central Air, Humidity Control**
Heating: **Fireplace-Gas, Forced Air, Gas**
Under Contract: **Hot Water Heater**
Inclusions: **Central Vac, Dishwasher, Dryer, Gas Oven/Range, Microwave, Refrigerator, Washer, Window Coverings**

Contract Cost/Mo:

Add Inclusions: **refrigerator in lower level utility room, all ceiling fans and light fixtures, two wall mounted televisions with remotes, all garden furniture**

Property Information

Common Elem Fee: Yes	Local Improvements Fee:
Legal Desc: LOT 36, PLAN 16M17, THE BLUE MOUNTAINS. T/W EASEMENT OVER THE COMMON ELEMENTS IN GREY COMMON ELEMENTS CONDOMINIUM PLAN NO. 63 AS IN LT234; T/W EASEMENT OVER PT LTS 36 & 37 CON 11 & PT KENWOOD RD PL 442 AS PTS 5 TO 11, 21 TO 24 16R8704 AS IN..cont in docs	
Zoning: R1	Survey: None/
Assess Val/Year: \$754,000/2020	Hold Over Days:
PIN: 371300249	Occupant Type: Owner
ROLL: 424200001519437	Deposit:
Possession/Date: Flexible/	

Brokerage Information

List Date: **09/30/2020**
 List Brokerage: **[Royal LePage Locations North \(Thornbury\), Brokerage](#)**
 Source Board: **Southern Georgian Bay**

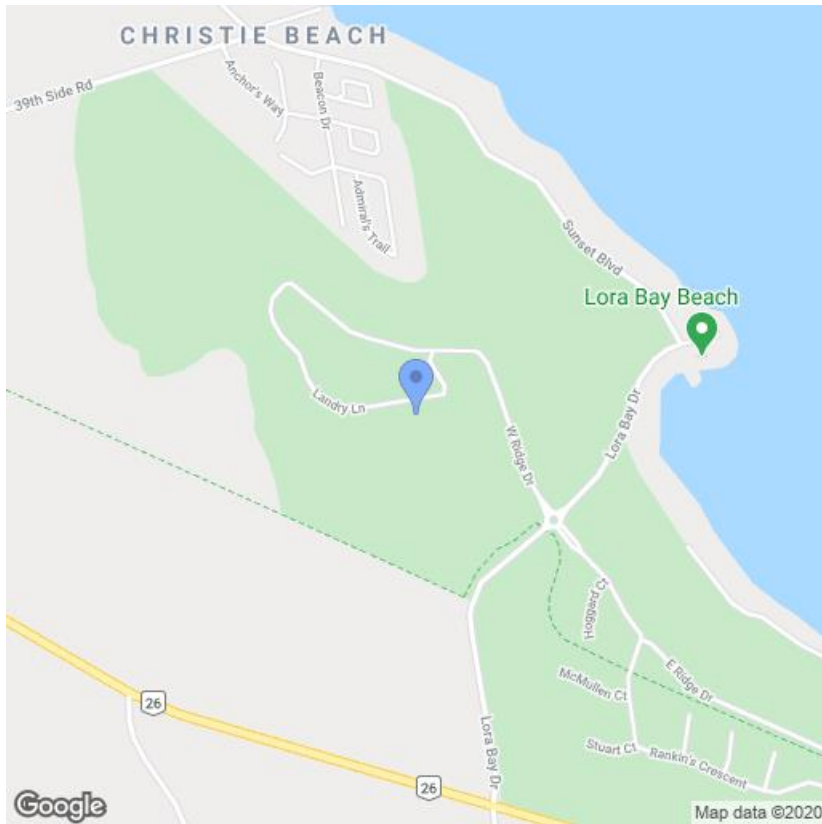
Prepared By: STEVE SIMON, Salesperson

Date Prepared: 10/02/2020

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

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Room	Level	Dimensions	Dimensions (Convert)	Room Features
Bathroom	Main			2-Piece
Bathroom	Main			5+ Piece
Master Bedroom	Main	17.7 x 12.1	5.49 m x 3.66 m	
Dining Room	Main	13 x 14.4	3.96 m x 4.27 m	
Kitchen	Main	17 x 11.6	5.18 m x 3.66 m	
Desc: Fridge has water system and ice maker inside left door.				
Living Room	Main	14.1 x 24.5	4.27 m x 7.62 m	
Bathroom	Second			4-Piece
Bedroom	Second	12.8 x 12.1	3.96 m x 3.66 m	
Bedroom	Second	9.6 x 10.6	3.05 m x 3.35 m	
Bedroom	Second	13.7 x 12.9	4.27 m x 3.96 m	
Loft	Second	14.7 x 13.1	4.57 m x 3.96 m	
Bathroom	Lower			3-Piece
Bedroom	Lower	11.5 x 11.4	3.66 m x 3.35 m	
Bedroom	Lower	16.1 x 9.1	4.88 m x 2.74 m	
Bedroom	Lower	11.11 x 11.7	3.35 m x 3.66 m	

Recreation Room Lower

27 x 27.2

8.23 m x 8.23 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.