

Property Features for 101 Stuart Court, Lora Bay

Exterior

- Custom built home (2016)
- Located in Lora Bay, Thornbury
- Wood siding and stone
- Covered back deck
- Large driveway
- Deck is reinforced for a hot tub and the electrical outlet is installed
- Spray foam insulation
- Insulated & heated super sized garage capable of holding 4 cars with oversized entry doors
- Fully adhered blue skin house wrap to prevent water intrusion
- Fully adhered membrane under roof shingles to prevent water intrusion
- Composite siding with improved rot resistance & longer lasting finish colour
- Outdoor kitchen with 3 cooking appliances, fridge, and hood type exhaust vent
- Outdoor stone fireplace with built-in wood storage
- Professional landscaping and lighting
- Inground sprinkler system
- Dry under deck storage with 2 large access doors

Interior

- Whole Home Freshly Painted 2020
- California Shutters Throughout Home
- Main floor living/dining/kitchen/entry with 12' ceilings and oversized glazing
- Shiplap feature walls and ceilings
- Designer finishes throughout
- Antique refinished hardwood floors
- 5 bedrooms
- 4 bathrooms
- Office with new drapes
- Laundry room/Mudroom
- Modern Kitchen
- Pantry
- Great room
- Fully finished lower level
- Central vac
- Water filtration system including UV sterilization, reverse osmosis, and water softener
- Hot water on demand system
- Upgraded furnace system including electrostatic filtration, UV sterilization, humidifier, and HRV

Great room

- Stone surround gas fireplace
- Floor to ceiling windows
- Walk out to back deck
- New Chandelier
- New Drapes



Kitchen

- New Pendant Lighting
- Quartz countertops
- Large island
- Oversized pantry
- Breakfast bar
- Open to the great room and dining area
- Floor sweep
- Kick drawers under the lower cabinets
- Double bank upper cabinets
- 6 burner stove & double wide fridge/freezer

Dining

- New Chandelier & Two New Sconces

Primary suite

- His and hers walk in closets
- 5pc ensuite
- Walk out to back deck
- New Lighting and Drapes

Primary ensuite

- Spa like 5pc ensuite bathroom
- New Mirrors
- New Chandelier Over Bathtub

Powder room

- New Mirror & New Lighting

Lower level

- 9ft ceilings
- Access to the garage
- Large rec room
- Games area
- Plenty of storage space
- 3 bedrooms - 1 with ensuite
- Shared 4pc bathroom
- Rough in for a bar
- Big windows
- Cold storage
- All LL bedrooms have new drapes, lighting and sconces

The Area

- Lora Bay community includes an award winning golf course, restaurant, residents only clubhouse, 2 beaches, rec centre and weekly meet & greets
- A short drive from private ski clubs and Georgian Bay Club
- Minutes from downtown Thornbury's boutiques, trails and world class dining

Inclusions

- Fridge, Gas Range, Range Hood, Dishwasher, Washing Machine, Dryer, Whole Home Generator, Outdoor Kitchen, Chest in Storage Room, Four Husky Cabinets in Garage, Side Cabinet Beside Inside Access Door in Garage, All light fixtures (including sconces), Mirrors in all bathrooms

Exclusions

- Bar table on back deck, furniture, drapery in "kids" bedroom, sonos equipment, TV's & brackets & personal items

