

101 STUART Court, Thornbury, Ontario N0H 2P0

Client Full
Active / Residential

101 STUART Ct Thornbury

MLS® #: 40171373
Price: \$2,550,000



Grey/Blue Mountains/Blue Mountains

Bungalow/House

	Beds	Baths	Kitch
Lower	3	2	
Main	2	2	1

Beds: 5 (2 + 3)
Baths: 4 (4 + 0)
SF Fin Total: 5,030/Plans
SF Fin Range: 2001 to 3000
AG Fin SF: 2,604.00/Plans
BG Fin SF: 2,426.00
Common Interest: Condominium
Tax Amt/Yr: \$7,153/2021
Condo Fee/Freq: 0.00/Monthly
Addl Monthly Fees: \$182.00

Remarks/Directions

Public Rmks: **This stunning luxury retreat, custom built in 2016, is set in the prestigious Lora Bay, located on a quiet cul-de-sac steps from the Lora Bay Golf Course, Georgian Trail and beautiful Georgian Bay. Exquisite details throughout; this home features 12ft ceilings, antique engineered wood floors, floor to ceiling windows, contemporary shiplap walls, stunning light fixtures & much more! An entertainers dream; the sun-drenched open concept main living area hosts a gorgeous Chef' kitchen, professional appliances, large island, quartz countertops and oversized walk in pantry. The great room oozes design details with a stone surround gas fireplace, black accents, 12 ft ceilings, beautiful lighting and custom drapery framing the oversized doors leading to the expansive outdoor living space. The main floor master suite boasts his & hers WICs, 5pc spa-like ensuite & private walk out to the covered deck area. Two further rooms on the main floor can be used as bedrooms or his and her home offices conveniently located on opposite sides of the home. Completing the main floor is a beautiful 3 pc bath, mudroom with custom cabinetry with garage access and laundry room. The sprawling lower level features 9ft ceilings and a beautiful guest suite with large windows, walk in closet and 4 pce ensuite attached. A spacious rec room, fitness area, 2 additional bedrooms and rough in for a wet bar or additional laundry complete the lower level. The immaculate 2 car garage is heated & insulated, along with convenient garage doors on both sides for all of your toys. Outside, explore the professionally landscaped lush, mature gardens and greenery surrounding this lot. The expansive covered porch extends your living area, with a full outdoor kitchen featuring bbq, charcoal bbq and bar fridge. Step down to the stone patio, cozy up in front of the oversized stone fireplace and enjoy the Lora Bay Lifestyle in Ontario's Favourite Four Season Playground. Covid-19 Protocols In Place.**

Directions: **Lora Bay Drive, East Ridge, Rankins, Stuart Court**

Common Elements

Common Element Additional Fee: **182.00**

Common Element/Condo Amenities: **BBQs Permitted, Club House, Games Room, Library, Party Room, Pool, Visitor Parking, Other**

Condo Fees: **\$0.00/Monthly**

Pets Allowed: **Yes**

Prop Mgmt Co: **E & H property management**

Building Name: **Lora Bay**

Condo Corp #: **0**

Condo Corp Yr End:

Exterior

Exterior Feat: **Built-In BBQ, Deck(s), Landscaped, Lawn Sprinkler System, Lighting, Patio(s), Privacy, Private Entrance**

Construct. Material: **Stone, Vinyl Siding**

Shingles Replaced: Foundation: **Poured Concrete** Roof: **Asphalt Shingle**

Year/Desc/Source: **2016/Completed / New/Builder** Prop Attached: **Detached**

Property Access: **Year Round Road** Apx Age: **0-5 Years**

Pool Features: **Community** Rd Acc Fee:

Garage & Parking: **Attached Garage//Private Drive Double Wide//Paver Stone Driveway**

Parking Spaces: **6** Driveway Spaces: **4.0** Garage Spaces: **2.0**

Parking Level/Unit: Sewer: **Sewer (Municipal)**

Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights, Telephone**

Water Source: **Municipal** Water Tmnt:

Lot Size Area/Units: / Acres Range: **< 0.5** Acres Rent:

Lot Front (Ft): **88.00** Lot Depth (Ft): **165.00** Lot Shape:

Location: **Urban** Lot Irregularities:

Area Influences: **Beach, Corner Site, Cul de Sac/Dead End, Golf, Landscaped, Rec./Community Centre, Skiing, Trails**

View: **Trees/Woods** Retire Com:

Topography: **Level** Fronting On: **South**

Restrictions: **Subdiv. Covenant** Exposure:

School District: **Bluewater District School Board**

High School: **GBCS**

Elementary School: **BVCS**

Interior


Interior Feat: **Air Exchanger, Auto Garage Door Remote(s), Bar Fridge, Built-In Appliances, Central Vacuum, On Demand**

Water Heater, Sump Pump, Water Heater Owned
 Security Feat: **Smoke Detector(s)**
 Basement: **Full Basement** Basement Fin: **Fully Finished**
 Basement Feat: **Separate Entrance**
 Laundry Feat: **Main Level**
 Cooling: **Central Air, Humidity Control**
 Heating: **Forced Air, Gas**
 Fireplace: **1** FP Stove Op: **Yes**
 Under Contract: **None** Contract Cost/Mo:
 Lease to Own: **None**
 Inclusions: **Dishwasher, Dryer, Garage Door Opener, Gas Stove, Hot Water Tank Owned, Range Hood, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings**
 Add Inclusions: **Whole Home Generator, Outdoor Kitchen on deck, Chest in storage room, Four HUSKY Cabinets in Garage, Side Cabinet Beside Inside Access Door in Garage, All Light Fixtures (including sconces in lower bedrooms), Mirrors in All Bathrooms**
 Exclusions: **Bar Table On Deck, Drapery in "Kids" Bedroom in Basement, TV & Brackets in Upstairs & Lower Living Room, Sonos Sound System Equipment**
 Electric Age: **2016** Plumbing Age: **2-16** Furnished:
 Furnace Age: **2016** Tank Age: UFFI: **No**

Property Information

Common Elem Fee: **Yes** Local Improvements Fee:
 Legal Desc: **See documents**
 Zoning: **R1** Survey: **Available/**
 Assess Val/Year: **\$808,000/2021** Hold Over Days:
 PIN: **371300107** Occupant Type: **Owner**
 ROLL: **424200001524254**
 Possession/Date: **Immediate/** Deposit: **5%**

Brokerage Information

List Date: **09/30/2021**
 List Brokerage: [Royal LePage Locations North \(Thornbury\), Brokerage](#) 
 Source Board: **Southern Georgian Bay**

Prepared By: STEVE SIMON, Salesperson **Date Prepared: 09/30/2021**
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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Bathroom	Main	0' 0" X 0' 0"	0.00 X 0.00	3-Piece
Bathroom	Main	0' 0" X 0' 0"	0.00 X 0.00	5+ Piece
Bedroom	Main	10' 5" X 13' 0"	3.17 X 3.96	
Dining Room	Main	17' 2" X 13' 8"	5.23 X 4.17	
Kitchen	Main	17' 1" X 17' 1"	5.21 X 5.21	
Living Room	Main	19' 3" X 20' 0"	5.87 X 6.10	
Bedroom Primary	Main	16' 3" X 13' 11"	4.95 X 4.24	
Office	Main	11' 0" X 13' 10"	3.35 X 4.22	
Bathroom	Lower	0' 0" X 0' 0"	0.00 X 0.00	3-Piece
Bathroom	Lower	0' 0" X 0' 0"	0.00 X 0.00	4-Piece
Bedroom	Lower	15' 5" X 12' 7"	4.70 X 3.84	
Bedroom	Lower	13' 5" X 12' 5"	4.09 X 3.78	
Bedroom Primary	Lower	13' 6" X 13' 8"	4.11 X 4.17	

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

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

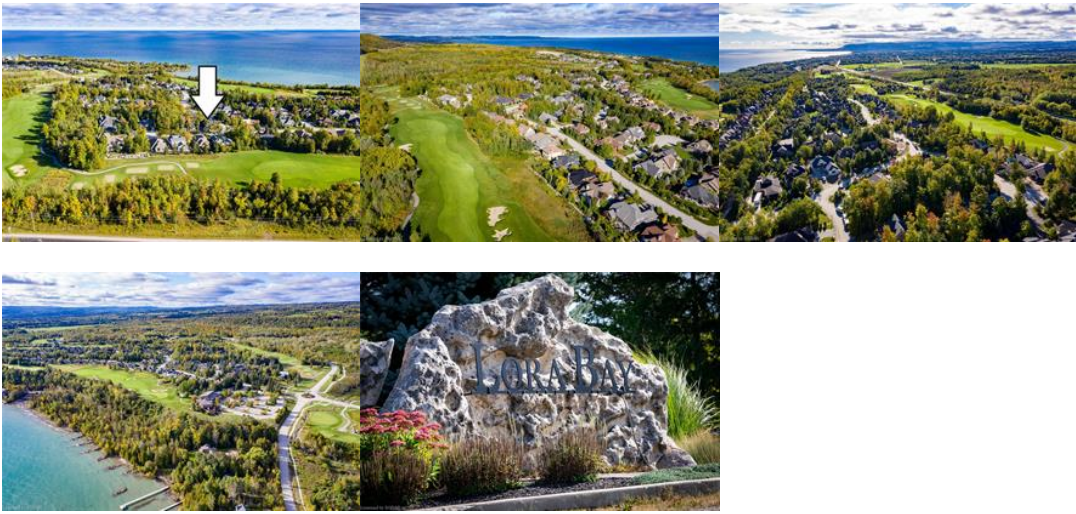
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Level:

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