

376 SUNSET Boulevard, Thornbury, Ontario N0H 2P0

Client Full
Active / Residential

376 SUNSET Bv Thornbury
Pending Board Approval

Listing ID: 40619961
Price: \$2,999,999



Grey/Blue Mountains/Blue Mountains
2 Storey/House

Water Body: **Georgian Bay**
Type of Water: **Bay**

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

Beds (AG+BG): **6 (4 + 2)**
 Baths (F+H): **4 (3 + 1)**
 SF Fin Total: **4,300**
 AG Fin SF Range: **2001 to 3000**
 AG Fin SF: **2,744/Plans**
 BG Fin SF: **1,556/Plans**
 DOM: **0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$6,788.00/2024**
 Condo Fee/Freq: **/Monthly**
 Addl Monthly Fees: **\$104.36**

Remarks/Directions

Public Rmks: **Discover a rare gem in Lora Bay, steps from the beautiful Lora Bay beach. Rainmaker Estates meticulously designed and custom-built 6 bed residence, perfectly positioned across from Georgian Bay, this Sunset Blvd location offers unparalleled luxury and convenience. 4300sqft of living space, this home features a thoughtful open concept layout on the main floor. The space is graced with exposed wood beams, lovely hardwood floors & wood ceiling. The chef's kitchen, complete with top-of-the-line stainless steel appliances, seamlessly connects to the dining room and the light-filled great rm. The great rm boasts a double-height cathedral ceiling and stunning stone and copper-clad gas fp, creating a focal point of warmth and sophistication. The main floor also includes a sun room, mudroom w/ convenient main floor laundry and luxurious primary suite, complete with a 5pc spa-like ensuite bath. The mudroom opens onto a poured concrete covered front porch and has access to the 3-car insulated/heated garage. Upstairs, you'll find 3 more beds, a stylish 4pc bath with a clawfoot tub and a bonus area that overlooks the great room below offering breathtaking views of Georgian Bay! The lower level is a true entertainer's space, featuring 9ft ceilings, radiant in-floor heating throughout, 2 bedrooms, and a 3pc bath. The expansive rec room, with its gas fireplace and wet bar, is perfect for gatherings, while the private home theatre adds a touch of luxury for movie nights. Every inch of this property has been thoughtfully crafted, including professional landscaping by The Landmark Group. Enjoy the meticulously designed flagstone patios and walkways, custom gas fire pit, pergola, dedicated dining area, extensive stonework is imported from Tobermory and 75 newly planted trees for added privacy. The home is supported by a Generac generator system. Lora Bay residents enjoy access to a wealth of amenities including the golf course, a restaurant, a members-only lodge, a gym and 2 beaches.**

Directions: **HWY 26, turn onto Lora Bay Drive, straight at the roundabout to Sunset Blvd.**
 Cross St: **Lora Bay Drive & Sunset Boulevard**

Common Elements

Common Element Additional Fee: **104.36**
 Common Element/Condo Amenities: **Club House, Exercise Room, Games Room, Party Room, Visitor Parking, Other**
 Condo Fees: **/Monthly**
 Locker: **None**
 Pets Allowed: **Yes**
 Prop Mgmt Co: **Your Home Property Manage**
 Building Name: **Lora Bay**
 Balcony: **None**
 Condo Corp #: **79**
 Condo Corp Yr End:

Waterfront

Waterfront Type: **Waterfront Community**
 Waterfront Features: **Other**
 Dock Type: **None**
 Shoreline: **Mixed, Rocky, Sandy, Other**
 Shore Rd Allow: **None**
 Channel Name:
 Water View: **Direct Water View**
 Boat House:
 Frontage: **0.00**
 Exposure:
 Island Y/N: **No**

Exterior

Exterior Feat: **Landscaped, Lawn Sprinkler System, Porch, Privacy**
 Construct. Material: **Concrete Block, Steel, Wood**
 Shingles Replaced:
 Year/Desc/Source: **2013//Owner**
 Property Access: **Paved Road**
 Other Structures: **Shed**
 Garage & Parking: **Attached Garage//Private Drive Double Wide//Asphalt Driveway**
 Parking Spaces: **9**
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights, Telephone, Other**
 Roof: **Shingles**
 Prop Attached: **Detached**
 Apx Age: **6-15 Years**
 Rd Acc Fee:
 Winterized: **Fully Winterized**
 Garage Spaces: **3.0**
 Driveway Spaces: **6.0**
 Water Source: **Municipal**
 Sewer: **Sewer (Municipal)**
 Lot Size Area/Units: **/**
 Acres Range: **< 0.5**
 Lot Front (Ft): **124.00**
 Lot Depth (Ft): **165.00**
 Location: **Rural**
 Lot Irregularities: **119.21 ft x 165.82 ft x 124.66 ft x 151.18 ft**
 Acres Rent:
 Lot Shape: **Rectangular**
 Land Lse Fee:

Area Influences: **Ample Parking, Beach, Business Centre, Dog Park, Downtown, Golf, Highway Access, Hospital, Lake Access, Lake/Pond, Landscaped, Library, Major Highway, Marina, Open Spaces, Park, Place of Worship, Playground Nearby, Public Parking, Quiet Area, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails, Other Bay, Trees/Woods, Water**

View: **Flat** Retire Com: **North**

Topography: **Flat** Fronting On: **West**

Restrictions: **Subdiv. Covenant** Exposure: **West**

Interior

Interior Feat: **Air Exchanger, Bar Fridge, Central Vacuum, Generator-Full, Sump Pump, Wet Bar, Work Bench**

Security Feat: **Alarm System, Carbon Monoxide Detector(s), Smoke Detector(s)**

Basement: **Full Basement** Basement Fin: **Fully Finished**

Laundry Feat: **Laundry Room, Main Level, Sink**

Cooling: **Central Air**

Heating: **Fireplace-Gas, Forced Air, Gas, In-Floor**

Fireplace: **2/Living Room, Natural Gas, Rec Room** FP Stove Op: **Yes**

Under Contract: **Hot Water Heater** Contract Cost/Mo:

Inclusions: **Central Vac, Dishwasher, Dryer, Garage Door Opener, Gas Oven/Range, Microwave, Range Hood, Refrigerator, Smoke Detector, Washer, Window Coverings, Other**

Add Inclusions: **Generator**

Exclusions: **All furnishings and paintings**

Furnace Age: Tank Age: UFFI: **No**

Property Information

Common Elem Fee: **Yes** Local Improvements Fee:

Legal Desc: **LOT 2, PLAN 16M18, 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 IN R512173. see docs**

Zoning: **R1** Survey: **None/**

Assess Val/Year: **\$736,000/2024** Hold Over Days:

PIN: **371300185** Occupant Type: **Owner**

ROLL: **424200001512103**

Possession/Date: **60 - 89 Days/** Deposit: **5%**

Brokerage Information

List Date: **07/17/2024**

List Brokerage: **Royal LePage Locations North (Thornbury), Brokerage**

Source Board: The Lakelands Association of REALTORS®

Prepared By: Steve Simon, Salesperson

Date Prepared: 07/17/2024

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Bathroom	Main			2-Piece
Bathroom	Main			5+ Piece
Dining Room	Main	12' 8" X 15' 6"	3.86 X 4.72	
Laundry	Main	10' 2" X 15' 0"	3.10 X 4.57	
Desc: Also used as a mudroom.				
Kitchen	Main	113' 3" X 17' 6"	34.52 X 5.33	
Great Room	Main	25' 3" X 14' 11"	7.70 X 4.55	
Bedroom Primary	Main	18' 4" X 12' 10"	5.59 X 3.91	
Sunroom	Main	11' 10" X 15' 6"	3.61 X 4.72	
Bathroom	Second			4-Piece
Bedroom	Second	11' 7" X 12' 12"	3.53 X 3.96	
Bedroom	Second	11' 7" X 13' 0"	3.53 X 3.96	
Bedroom	Second	11' 6" X 8' 11"	3.51 X 2.72	
Bonus Room	Second	14' 2" X 14' 10"	4.32 X 4.52	
Recreation Room	Lower	28' 0" X 28' 8"	8.53 X 8.74	
Bathroom	Lower			3-Piece
Bedroom	Lower	13' 7" X 11' 3"	4.14 X 3.43	
Bedroom	Lower	12' 7" X 11' 1"	3.84 X 3.38	
Media Room	Lower	14' 11" X 14' 11"	4.55 X 4.55	

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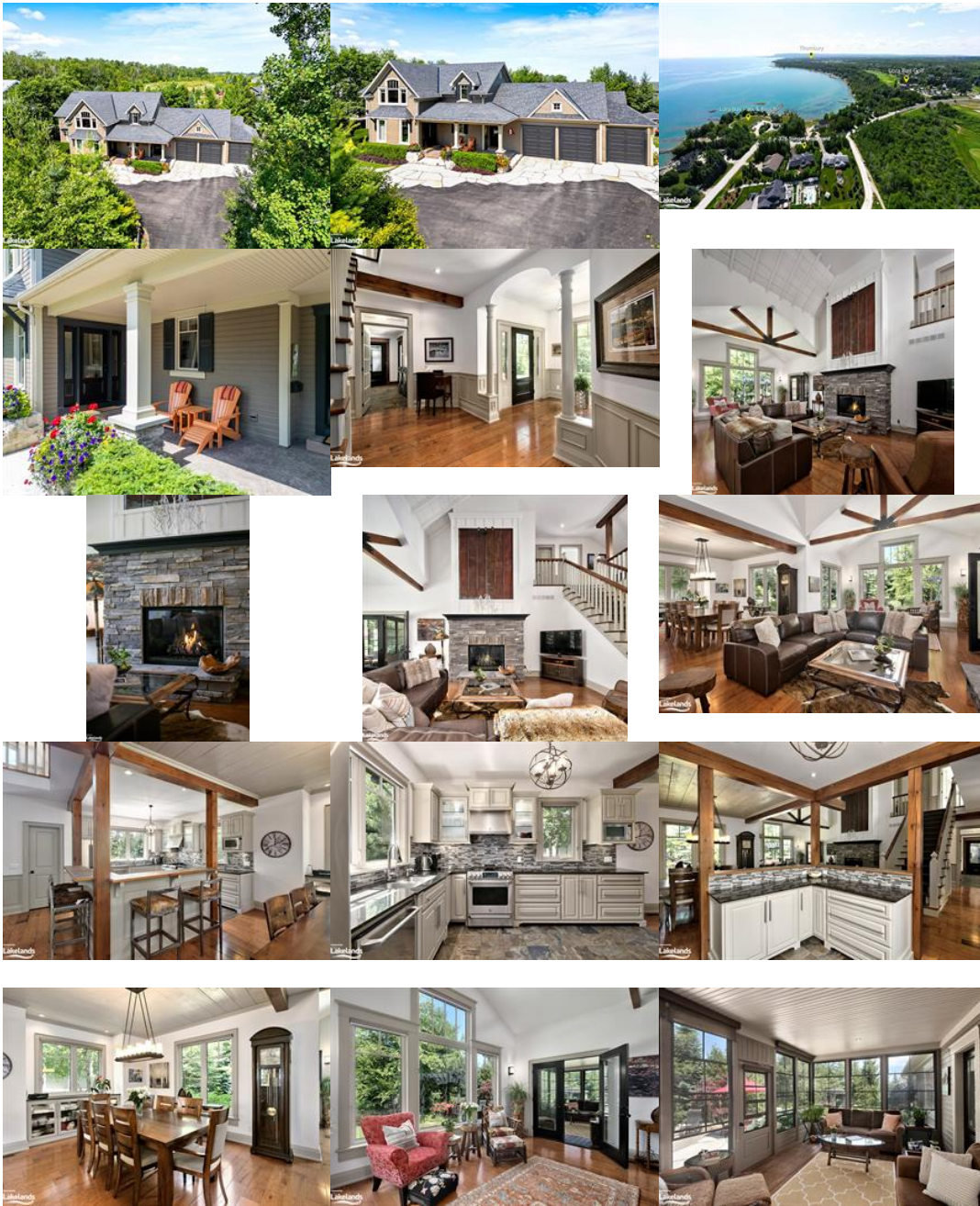
Click the LifeStyle Match button to prioritize which property features matter most to you.

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

Level:

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