

**Property Features of
1-108 Landry Lane, Thornbury (Lora Bay)**

Exterior

- Built in 2012
- End unit villa
- Steps to Georgian Bay
- Private back patio
- Mature trees and gardens
- 2 car garage
- Water and sewage source - Municipal

Interior

- 3 bedrooms
- 3.5 bathrooms
- Total sqft finished: 2269sqft
- Great room
- Kitchen
- Dining area
- Second floor
- Finished lower level
- Light coloured wood floors
- Upscale features and finishes

Kitchen

- Open to the dining area and great room
- Island for extra counter space
- Quartz counters (2024)
- New LG Studio appliances (2024)
- Ample cupboard space

Great room/Dining area

- Big windows for a light filled space
- Stone surround gas fireplace
- Doors leading out to the back patio

Second floor

- Guest bedroom with 3pc ensuite
- Primary bedroom with 4pc ensuite and walk in closet

Lower level

- Rec room
- Bedroom
- 3pc bathroom

Area

- Close to the areas public and private ski/golf clubs, beaches and trail system
- Few minutes drive from downtown Thornbury
- A short drive to Blue Mountain Village

Lora Bay Amenities

- Restaurant
- Resident only access to Lodge
- Lora Bay Golf Club
- Georgian Trail
- 2 Beaches (one private)



** The information provided on this Features List is provided by the owner and is believed to be accurate and reliable. The Lifestyles North Team and Royal LePage Locations North assumes no responsibility for any errors or inaccuracies.

Other property info

- Condo fee breakdown (subject to change): \$986 | landscape, insurance management LBRA, GCECC 79 share of fees
- Services: Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Street Lights, Telephone
- Area Influences: Beach, Downtown, Golf, Highway Access, Landscaped, Park, Public Parking, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails

Inclusions

- Carbon Monoxide Detector, Dishwasher, Dryer, Garage Door Opener, Microwave, Range Hood, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings

Exclusions

- Powder room mirror on main floor

Updates (all 2024)

- New quartz counters
- Modern backsplash
- Cabinet painting
- LG appliances

Utilities and costs (per year)

- Property taxes per year \$3,587.88
- Hydro fees \$1,400.00
- Gas/oil fees \$800.00
- Water/sewage fees \$300.00



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