

# \$1,175,000 - 106 CLIPPERS Lane

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## Listing ID: 40606502

**\$1,175,000**

3 Bedrooms, 3 Bathrooms, 2139.71

Single Family

106 CLIPPERS Lane, Thornbury, Ontario,  
N0H2P0

New Price & New French Doors Make this three bedroom home perfect!! Welcome to the friendly enclave of 'The Cottages' at Lora Bay. This charming 3 bedroom, 3 bath larger Aspen Model bungalow is loaded with high end finishings and is nestled on a quiet street around the corner from the "community only private beach" on breathtaking Georgian Bay, minutes from a world-class golf course in the lovely town of Thornbury. Upon entry you'll be greeted by a welcoming open concept living space with hardwood floors, soaring vaulted ceilings and plenty of natural sunlight with its southern exposure. The designer kitchen features an extended 5-seater u-shaped island, upgraded cabinetry, an instant hot water dispenser and a convenient walk-in pantry. A large dining and spacious living area accommodate all your guests in comfort with a convenient walk-out that leads to a unique, professionally landscaped stone patio complete with a motorized patio awning. The main floor has a primary bedroom with a well appointed ensuite, a large walk-in closet and convenient laundry room steps away. A second bedroom on the main floor is currently used as a lovely and bright den/office and boasts 11ft ceilings. Up the extra wide wood stairs to the second

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floor you will find a roomy family room overlooking the living area below, a closed bedroom, and a four piece bath, plenty of space for guests or family. The partially finished lower level offers a fantastic recreation area, a mini Pickleball court, wine cellar/cold room and loads of storage space along with a rough-in for a future washroom and plenty of room for two more bedrooms. Living room, recreation room, BBQ and patio fire pit all have gas line rough-ins. Embrace the sense of community in this fantastic neighborhood, where friendly neighbors and a welcoming atmosphere await. (id:50245)

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Last Modified: 30/06/2024 04:31:15 PM

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