



COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE



Listing Information Package

159 Schooners Lane, Thornbury



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LOCATIONS NORTH





CollaborativeRealEstate.ca



2009 sq. ft.



3 Bed



3 Bath



KAREN E. WILLISON
 WORKING TOGETHER & HELPING YOU IS WHAT WE DO
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159 SCHOONERS Lane, Thornbury, Ontario N0H 2P0

Client Full
Active / Residential Lease

159 SCHOONERS Ln Thornbury

MLS® #: 40342602
 Price: **\$3,750/Per Month**



Grey/Blue Mountains/Blue Mountains Bungalow/House

	Beds	Baths	Kitch
Main	1	2	1
Second	2	1	

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **3 (2 + 1)**
 SF Total: **2,010/Other**
 SF Range: **2001 to 3000**
 AG Fin SF: **2,009.96/Other**
 DOM/CDOM: **4/4**
 Pets Y/N: **No**
 Lease Term: **12 Months**
 Parking Spcs: **4**
 Furnished Y/N: **No**

Remarks/Directions

Public Rmks: **Annual Lease. Brand spanking new! Move into this beautiful 3 bedroom 2,082 sq. ft. Northstar model located at The Cottages of Lora Bay. On the main floor you will find a bright, sunny open concept living space with luxurious vinyl flooring throughtout and loads of windows. A large spacious kitchen with pot lights, gas range, Caesarstone countertops and island lead you through to the dining area that offers a sliding glass door walkout to the covered porch, ready for dining al fresco should you choose. The living room, with vaulted ceiling open to the loft above, has plenty of space to relax and unwind. In the main floor primary suite you will find coffered ceilings, a four piece bath with soaker tub and glass shower, walk in closet and sliding doors to the back yard. Also on this level is a two piece powder room, laundry area and access to the two car garage. As you head up the stairs to the second level you will find a spacious loft area, with a dormer window for extra sunshine, two more spacious bedrooms and a four piece bath. Minutes from the gourmet shops, fine dining and coffee spots in downtown Thornbury and just a short drive to the four season playground offered by Georgian Bay and The Blue Mountains.**

Directions: **Hwy 26, North on Lora Bay Drive, left on Sunset Bvd, left on Beacon Drive, left on Schooner's Way.**
 Cross St: **Beacon Drive**

Exterior

Exterior Feat: **Patio(s), Porch**
 Construct. Material: **Hardboard, Stone**
 Shingles Replaced:
 Yr Built Desc: **2022/Completed / New/Owner**
 Pool Features: **None**
 Garage and Parking: **Attached Garage, Private Drive Double Wide,**
 Parking Spaces: **4**
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet Avail, Natural Gas, Recycling Pickup, Telephone Available**
 Water Source: **Municipal-Metered**
 Lot Front (Ft): **49.20**
 Location: **Beach, Golf, Library, Place of Worship, Quiet Area, Skiing**
 Area Influences:
 Topography:
 Restrictions: **Easement, Subdiv. Covenant**
 School District: **Bluewater District School Board, Bruce-Grey Catholic District School Board**
 High School: **Georgian Bay Community School, St. Mary's, Pretty River**
 Elementary School: **Beaver Valley Community School, Georgian Bay Community School, St. Basil's, Notre Dame Catholic, Pretty River Academy**

Interior

Interior Feat: **Air Exchanger, Auto Garage Door Remote(s)**
 Security Feat: **Carbon Monoxide Detector(s), Smoke Detector(s)**
 Basement: **Full Basement, Unfinished,**
 Laundry Access: **Main Level**
 Cooling: **Central Air**
 Heating: **Forced Air, Gas**
 Inclusions: **Carbon Monoxide Detector, Dishwasher, Dryer, Garage Door Opener, Gas Stove, Range Hood, Refrigerator, Smoke Detector, Washer, Window Coverings**
 Electric Age:
 Plumbing Age:
 Furnished: **No**

Common Elements

Common Element/Condo Amenities: **None**

Condo Fees:
Locker: **None**
Pets Allowed: **No**
Prop Mgmt Co: **E&H PROPERTY MANAGEMENT**

Balcony: **None**
Condo Corp #: **122**
Condo Corp Yr End:

Lease/Rental

Tenant Pays: **Heat, Hydro, Internet, Natural Gas, Snow Removal, Tenant Insurance, Water**
Owner Pays: **Building Insurance, Cable TV, Common Elements, Parking, Property Taxes, Water Heater**
Lease Requirements: **Credit Check, Deposit, Lease Agreement, Rental Application**
Zoning: **R1-3-60**
Assess Val/Year: **/**
PIN:
ROLL: **424200001518612**
Possession/Date: **Immediate/2022-11-01**
Prop Mgmt Co: **E&H PROPERTY MANAGEMENT**
Prop Mgt Contact:
Common Elem Fee: **No**
Zoning: **R1-3-60**
Assess Val/Year: **/**
PIN:
ROLL: **424200001518612**
Possession/Date: **Immediate/2022-11-01**

Survey: **/**
Hold Over Days: **120**
Occupant Type: **Vacant**
Deposit: **First & Last**

Prop Mgmt Phone:
Sublease Y/N: **No**
Local Improvements Fee:
Survey: **/**
Hold Over Days: **120**
Occupant Type: **Vacant**
Deposit: **First & Last**

Brokerage Information

List Date: **10/31/2022**
List Brokerage: [Royal LePage Locations North \(Collingwood Unit B\) Brokerage](#) 
Source Board: **The Lakelands Association of REALTORS®**

Prepared By: Karen Willison, Salesperson
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Date Prepared: 11/04/2022

***Information deemed reliable but not guaranteed.* CoreLogic Matrix**

MLS® #: 40342602

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Kitchen	Main	10' 3" X 13' 5"	3.12 X 4.09	Double sink, Vinyl Flooring
Dining Room	Main	10' 2" X 10' 9"	3.10 X 3.28	Sliding doors, Vinyl Flooring, Walkout to Balcony/Deck
Living Room	Main	14' 3" X 18' 6"	4.34 X 5.64	Vaulted Ceiling, Vinyl Flooring
Bedroom Primary	Main	12' 2" X 18' 6"	3.71 X 5.64	Coffered Ceiling, Ensuite, Sliding doors, Vinyl Flooring, Walk-in Closet
Primary Ensuite Bathroom	Main	8' 1" X 11' 2"	2.46 X 3.40	4-Piece, Linen closet, Tile Floors
Bathroom	Main	4' 8" X 6' 8"	1.42 X 2.03	2-Piece, Tile Floors
Loft	Second	14' 2" X 16' 2"	4.32 X 4.93	
Bedroom	Second	12' 4" X 12' 0"	3.76 X 3.66	Wall-to-Wall Closet
Bedroom	Second	9' 10" X 11' 0"	3.00 X 3.35	Walk-in Closet
Bathroom	Second	9' 5" X 6' 0"	2.87 X 1.83	4-Piece, Linen closet, Tile Floors

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159 Schooners Ln, Thornbury, ON

Basement (Below Grade) Exterior Area 1250.78 sq ft
Interior Area 1127.55 sq ft



0 4 8 ft

PREPARED: 2022/11/02



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

159 Schooners Ln, Thornbury, ON

Main Floor Exterior Area 1291.27 sq ft
Interior Area 1172.12 sq ft
Excluded Area 394.60 sq ft



0 4 8 ft

PREPARED: 2022/11/02



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

159 Schooners Ln, Thornbury, ON

2nd Floor Exterior Area 718.69 sq ft
Interior Area 623.35 sq ft



0 2 4 ft

PREPARED: 2022/11/02



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

PROPOSED RULES

**THE COTTAGES COLLECTION
PHASE 4**

LORA BAY



A PROPOSED VACANT LAND CONDOMINIUM PLAN

THE TOWN OF THE BLUE MOUNTAINS

COUNTY OF GREY

THE COTTAGES COLLECTION

LORA BAY

LIFE IS GOOD. THIS IS BETTER.

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Grey Vacant Land Condominium Corporation No. ____

RULES

These Rules shall be observed by every owner, tenant, and occupant of this condominium and shall be construed in the singular or plural as the context may require, and each such term shall be deemed to include the other and includes all persons in occupancy of any Unit.

If there is any inconsistency between the Rules and the Declaration, the provisions of the Declaration are paramount.

Article 1 Definitions

1.1 Terms used herein shall have ascribed to them the definitions contained in the Act and in the Declaration of the Corporation, and:

- (a) "Act" means the *Condominium Act, 1998* and the Regulations pursuant to that Act each as amended, supplemented or replaced from time to time and any successor legislation;
- (b) "Board" shall mean the Board of Directors of the Corporation;
- (c) "Buildings" or "buildings" shall mean all buildings on the Property;
- (d) "Common Elements" means all the condominium property including any exclusive use portions of the common elements except the Units;
- (e) "Corporation" shall mean Grey Vacant Land Condominium Corporation No. ____;
- (f) "Cottages of Lora Bay – Phase 4" means the lands in Schedule "A" of the Declaration of the Corporation as amended from time to time;
- (g) "Declaration" shall mean the declaration of Grey Vacant Land Condominium Corporation No. ____ as amended from time to time;
- (h) "Guest" means any person who visits a Unit for any purpose with the permission or invitation of a Unit Owner or Unit Occupant and includes an Invitee and a person who stays overnight or longer in a Unit, who is not a Unit Owner or Unit Occupant. A Guest who stays overnight at a Unit for more than fifteen (15) nights out of any thirty (30) day period or more than forty five (45) nights in any one (1) three hundred sixty five (365) day period is deemed to no longer be a Guest thereto but shall be deemed to be a Unit Occupant of the said Unit;
- (i) "Property" or "Condominium Plan" shall mean Grey Vacant Land Condominium Plan No. ____;
- (j) "Telecommunication Device" means any signal transmission or signal reception device, or any roof antenna, satellite dish, or any other antenna, exterior tower antenna, or satellite dish antenna for either radio, television, internet or other reception or transmission, or for any other purpose and includes any exterior tower or other structure or support device that can be used as a support or otherwise in conjunction with any antenna, satellite dish, or other transmission or reception device;
- (k) "Unit" means a Unit as defined in the Act and, unless the context requires otherwise, shall mean a Unit within this Condominium Plan; and
- (l) "Unit Occupant" includes:
 - (i) any Unit Owner, any Unit Owner's spouse, child or children; and,
 - (ii) any tenant of a Unit Owner and such tenant's spouse, child or children.

Article 2 Fire Prevention

- 2.1 No one shall do or permit anything to be done in, within or on the Property that conflicts with any federal, provincial or municipal laws or by-laws relating to fire or increase the risk of fire or the rate of fire insurance on the buildings, or any property kept therein, or conflict with the laws relating to fire or with the regulations of the Fire Department or with any insurance policy carried by the Corporation or any owner, or conflict with any of the rules and ordinances of the Board of Health or with any statute or municipal by-law.
- 2.2 No combustible material or flammable goods shall be stored in any Unit or on the Common Elements unless stored as prescribed by the Board.
- 2.3 Barbecuing is permissible pursuant to the terms of the Declaration relating to barbecuing provided same does not cause discomfort or annoyance to other Unit Occupants or Guests within the Condominium Plan or other residents of Cottages of Lora Bay – Phase 4.

Article 3 Traffic and Parking Control

- 3.1 The walkways shall not be obstructed or used for any purpose other than pedestrian ingress to and egress from the Units and parking areas. No driveway shall be obstructed so as to hinder or prevent motor vehicular access thereto by the persons with a right to park a motor vehicle on the driveway in question.
- 3.2 No motor vehicle shall be driven on any part of the Common Elements other than on the roadway and driveways or parking spaces. No motor vehicle shall be parked across a sidewalk or walkway to reach same if the driveway or parking space in question abuts or fronts onto a sidewalk or walkway.
- 3.3 No one shall permit any gasoline, oil or other harmful substance to escape on to the surface of the parking spaces, driveways or Common Elements. No repairs or adjustments to motor vehicles shall be carried out on the Common Elements. Other than as a temporary expedient, mats, trays or other containers may not be placed on the surface of the parking spaces as an alternative to repairing the cause of the escape of the gasoline, oil or other harmful substance.
- 3.4 No one shall park or store anything, including a motor vehicle of any description, in any area marked “no parking.”
- 3.5 The Board may from time to time regulate and allocate the use of parking spaces contained on the Condominium Plan not designated for use by Unit Occupants by permitting the lease or license of the same on such terms as may be determined by the Board from time to time.

Article 4 Use of Common Elements and Units

- 4.1 No Unit Occupant or Guest shall do or permit anything to be done in his or her Unit or on the Common Elements or bring or keep anything therein that will in any way obstruct or interfere with the rights of other Unit Owners or in any way injure or cause legitimate annoyance to them.
- 4.2 No noise caused by any instrument or other device or otherwise howsoever caused, including noise caused by any pet or pets, which, in the opinion of the Board, is calculated to, or may or does disturb the comfort or quiet enjoyment of the Property by another Owner, Unit Occupant, or Guest shall be permitted.

Article 5 Animals and Pets

- 5.1 All Unit Owners, Unit Occupants, and Guests shall strictly comply with the Declaration provisions pertaining to Animals and Pets.

Article 6 Garbage

- 6.1 Garbage, recycling and compostable waste (if any) is to be stored, placed and dealt with in accordance with the written requirements of the Board from time to time.

Article 7 General

- 7.1 No sign, advertisement or notice shall be inscribed, painted, affixed or placed on any part of any Unit or the Common Elements or inside of any Unit if visible from any abutting street or any other Unit or the Common Elements without the prior written consent of the Board which consent may be refused. The foregoing is not applicable to the Declarant or Sherwood Homes Ltd. or any Unit owned by the Declarant or Sherwood Homes Ltd. The Declarant has the right to approve or disapprove any signage while the Declarant still has any ownership interest in Cottages of Lora Bay – Phase 4. Sherwood Homes Ltd. has the right to approve or disapprove any signage while Sherwood Homes Ltd. has any ownership interest in Cottages of Lora Bay – Phase 4.
- 7.2 No entrance or other signs or plaques referring to the Declarant (or related company) or Sherwood Homes Ltd. as the developer or builder of Cottages of Lora Bay – Phase 4 shall be removed, obscured or covered. No other signage (other than as permitted in the Declaration) of any sort at all is permitted either on the Common Elements or within or on any Unit without the prior written approval of the Declarant while the Declarant has any ownership interest in Cottages of Lora Bay – Phase 4 and/or Sherwood Homes Ltd. while Sherwood Homes Ltd. has any ownership interest in the Cottages of Lora Bay – Phase 4.
- 7.3 Except as approved by the Board in writing, no building or structure or tent or swing set shall be erected and no trailer either with or without living, sleeping, or eating accommodation shall be placed, located, kept or maintained on any part of the Common Elements.
- 7.4 Other than as set out below, no bicycles, carriages, wagons, or shopping carts shall be left at the front of any building or upon the walks or other areas of the Common Elements generally visible from the other Units. No one will use any such area for the repair or the cleaning of wagons, carriages, bicycles and carts. No one will use any driveway area provided for the parking of an automobile or any other Common Elements area for the storage or repair of any motor vehicle or trailer. Nothing herein precludes using designated bicycle racks or rooms regardless of location.
- 7.5 The Unit Occupants will be held responsible for any damage to the Common Elements caused by moving furniture and/or other items in and out of his or her Unit.
- 7.6 The manholes, closets and other water apparatus shall not be used for any purpose other than those for which they were constructed and no sweepings, garbage, rubbish, rags, ashes or other substance shall be thrown therein. Any damage resulting to them from the misuse or from unusual or unreasonable use shall be borne by the Unit Occupants causing such damage.
- 7.7 Water shall not be left running unless in actual use either outside or within the premises.
- 7.8 Neither the Board nor any member thereof nor the Corporation shall be liable for any loss or damage or theft to any Unit Owner's, Unit Occupant's, or Guest's goods or chattels stored in any storage space provided or permitted by the Corporation.
- 7.9 No noise of any kind, which, in the opinion of the Board or its agent, may disturb the comfort of any other Unit Occupant of the Condominium Plan shall be permitted by anyone nor shall any noise whatsoever, including the playing of musical instruments, be repeated or persisted in after request by the Board or its agent to discontinue the same, including any noise caused by any congregation of persons in any Unit or portion or portions of the Common Elements. Organs, violins, and other musical instruments shall not be played by anyone in any Unit or on the Common Elements after 11:00 p.m. The sound of radios, record players, digital music players, tape recorders, and television sets in Units or on the Common Elements shall be maintained at a level which, in the opinion of the Board or its agent, is calculated not to

disturb the comfort of any other Unit Occupant or Guest and the level of sound therefrom shall, upon the request of the Board or its agent, be sufficiently reduced so that the same is in the opinion of the Board or its agent, not disturbing to the comfort of any other person.

- 7.10 Each Unit Occupant must obtain and maintain contents insurance for his/her/its own furnishings, including personal possessions, and to further insure such occupant with an appropriate legal liability policy as well as such other insurance as may be recommended by his/her/its insurance agent whose advice each Unit Occupant is urged to obtain. All such policies are to be at the expense of the Unit Occupant. In addition, each Unit Occupant must obtain insurance of the his/her/its Unit, including the Home thereon.
- 7.11 No skateboarding is allowed anywhere on the Property.
- 7.12 Every Unit Occupant shall become familiar with, comply with and adhere to the provisions and terms of the Declaration, By-laws and Rules of the Corporation.

Article 8 Rules from the Declaration

The following Rules are provisions from the Declaration. These provisions have been included in the Rules for ease of reference. Note that any changes made to the following Rules by a subsequent Board will not affect the provisions in the Declaration.

Parking and Motor Vehicles

- 8.1 In the absence of the prior written permission of the Board, only the motor vehicle(s), as defined below, of a Unit Occupant or Guest may be parked in that Unit's designated parking area(s) (*i.e.*, driveway within the Unit). No part of any motor vehicle, while parked in the Unit's designated parking area, shall at any time extend beyond the designated parking area so as to encroach into other areas of the Condominium Plan. No motor vehicle of any kind may be parked or left on any other portion of the Common Elements by anyone except with the written permission of the Board.
- 8.2 Only motor vehicles as defined below that are operable, with a current motor vehicle license and insurance, as is required to permit the operation of that motor vehicle on the highways of Ontario, may be parked in any designated parking area.
- 8.3 There shall be no parking or storage of derelict vehicles of any kind on or in any Unit or the Common Elements of this Condominium Plan.
- 8.4 The Board may set Rules governing the use of visitor parking and it shall be each Unit Owner's responsibility to ensure that its visitors are aware of and comply with all current parking Rules.
- 8.5 Motors vehicles includes only motorcycles, automobiles, station wagons, vans, sport utility vehicles, pick-up trucks and permitted Recreational Vehicles of a Unit Occupant or Guest and same may only be parked on or in any Unit (and then only in areas designed for and appropriate for parking of motor vehicles) or the permitted areas of the Common Elements of this Condominium Plan.
- 8.6 The Board has the absolute right:
- (a) to require that Unit Owners forthwith remove any Recreational Vehicle from the Condominium Plan and to regulate as and when and if any Recreational Vehicle may be present on the Condominium Plan, although generally the Board is not expected to require removal of any Recreational Vehicle that is kept within a garage, the door(s) of which are kept closed except during ingress and egress to and from the garage; and
 - (b) to establish the conditions pursuant to which Unit Occupants or Guests must comply in order to be allowed to have a Recreational Vehicle within the Condominium Plan and to regulate such presence (if allowed) including, in the discretion of the Board, when any Recreational Vehicle may be present on the Condominium Plan for the purposes of

loading and/or unloading and/or cleaning the Recreational Vehicle. Without limiting the discretion of the Board in this regard, it is expected that during any such permitted presence of a Recreational Vehicle, the Recreational Vehicle shall not block or partially block any other parking space or any walkway or impede the flow of traffic on the streets, use of streets by emergency vehicles or restrict snow and/or ice removal.

- 8.7 One (1) or more of the parking spaces to be created within this Condominium Plan will be designated as a “Barrier Free Parking Space”. The Board is authorized and empowered to allocate any such designated Barrier Free Parking Space that is not a Unit or an exclusive use portion of the Common Elements allocated to the use of the Unit Occupants of one (1) or more Units for use by one (1) or more Unit Occupants of the Condominium Plan so that the same are not available for general use as visitor parking. It is expected that such allocation of a right to use will likely be restricted to persons who are entitled to make use of municipal barrier free parking spaces. The Board is entitled to charge a fee for such use as a precondition to such use. No Unit Occupant has any rights to make use of any such designated Barrier Free Parking Space other than as designated above. The Board has discretion to decide who is to use any such Barrier Free Parking Space and on what terms and for what period of time and to revoke any permission given to use the same. No person who is allocated the use of any such Barrier Free Parking Space shall have any rights to license or lease same. Should any person entitled to use a Barrier Free Parking Space purport to license or lease such Barrier Free Parking Space, such person’s right to use the Barrier Free Parking Space shall immediately terminate. The Board has the right, as a condition of such approval, to require any Unit Occupant who is allocated the use of a Barrier Free Parking Space to give up such Unit Occupant’s rights to any parking space such Unit Occupant has the right to use and allow the same to be used for visitor or other parking as determined by the Board from time to time for so long as the Unit Occupant has the use of a Barrier Free Parking Space. The discretion of the Board in this regard includes the right to allow the use of any such Barrier Free Parking Space by visitors to the Condominium Plan who may or may not qualify to be entitled to make use of municipal barrier free parking spaces.

General

- 8.8 Clotheslines, clothes trees, goods and technologies that have a purpose that are the same as a clothesline or clothes tree, and/or equipment that are necessary for the proper installation and operation of the foregoing are prohibited from being anywhere on the Lands or Condominium Plan except with the express written permission of the Board and Sherwood Homes Ltd. (while Sherwood Homes Ltd. owns any Unit within the Condominium Plan). Any such permitted items must at all times be kept in a good and proper state of repair and appearance by the Owner of the Unit in which same are located in accordance with criteria as to state of repair, appearance and specifications established from time to time by the Board as reasonably required by the Board. Notwithstanding the foregoing, no such items other than any that were installed by the Declarant and/or Sherwood Homes Ltd. prior to registration of this Declaration are permitted to be installed on the Common Elements except in accordance with the provisions of section 97 or 98 of the Act.
- 8.9 There shall be no Telecommunication Device erected, fixed, resting by its own weight or otherwise, hanging, or otherwise visible anywhere on the Lands or any building or structure thereon or present or visible from any abutting street or any other Unit or Common Elements on any of the Condominium Plan, except in accordance with criteria established by the Board which has the authority to prohibit any and all Telecommunication Devices that are so visible.