



## Cross Property Client Full

**122 WEST RIDGE DRIVE**  
**Thornbury, ON N0H 2P0**  
**Grey County/ Blue Mountains (The)/**

**Residential/ Single Family/ For Sale Price: \$750,000.00**  
**Active**



MLS@#: **190728**  
 List Date: **26-Apr-2019**  
 Bedrooms (AG/BG): **2 ( 2/ 0)**  
 Bathrooms (F/H): **2 ( 2/ 0)**  
 Type: **Detached**  
 Style: **1 Storey, Bungalow**  
 Sqft Above Grade: **1,762**  
 Sq Ft Finished: **1,762**  
 Sq Ft Source: **Floor plan(s)**  
 New Construction: **Yes**  
 Title/Ownership: **Freehold**  
 # Rooms: **7**  
 Recreational: **No**  
 Year Built/Desc: **2018/ Completed / New**  
 Fronting On: **East**  
 Lot Front: **71.00**  
 Lot Depth: **Under .5 Acre/**  
 Road Access Fee: **Municipal road, Year Round**  
 Access: **Municipal road, Year Round**  
 Garage Spaces/Type: **2.0/ Attached**  
 Driveway Spaces/Type: **4/ Private Double Wide/ Asphalt, Gravel**  
 Waterfront: **No**  
 WF Exposure: **No**  
 Leased Land Fee: **No**

Public Remarks: **This stylish bungalow is conveniently located next to the driving range in beautiful Lora Bay. Built by premier area builder, Dezin 2000, the house features an open concept main floor with a spacious great room, gas FP, high ceilings and lots of natural light. The kitchen is well appointed with breakfast bar, quartz counters, gas stove, pantry. The master bedroom has a walk-in closet and the ensuite features modern fixtures and soaker tub. A guest bedroom which can also be used as an office or den is located at the front of the house and there is another full bath and a laundry nook. There is a full unfinished basement with many oversized windows can easily accommodate 2 bds, bath and rec room. As part of the Lora Bay community this property is within walking distance of golf and clubhouse facilities, Beaches. Georgian Bay, the area's ski hills and hiking trails are only minutes away. Book your showing today and discover the Lora Bay lifestyle! Taxes to be assessed.**

Directions: **Off Hwy 26, Turn Right onto Lora Bay Drive, Turn onto West Ridge Drive, Property is on the Left.**

### Interior Features

Interior Features: **Main Floor Laundry, Smoke Detector**  
 Basement: **Full/ Unfinished/**  
 Heat Primary/Sec: **Forced Air-Gas/**  
 HVAC: **Central Air**  
 Under Contract/Rental Items: **None**  
 Fireplace: **Natural Gas**  
 Foundation: **Poured Concrete**  
 Plumbing Age:

### Exterior Features

Add'l Monthly Fees: **\$116**  
 Exterior Finish: **Wood**  
 Restrictions: **Subdivision Covenants**  
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Natural Gas, Recycling Pickup, Street Lights, Telephone**  
 Topography: **Flat**  
 Roofing: **Shingles**  
 Water/Supply Type: **Municipal/**  
 Site Influences: **Golf, Major Highway, Rec./Community Centre, Shopping Nearby, Skiing, Trails**  
 Alternative Power:  
 Yr Roof Surface Replaced:  
 Sewage: **Municipal Sewers**

Inclusions: **Dishwasher, Stove**  
 Exclusions: **None.**

### Tax Information

Roll#: **424200001519427**  
 Pin#: **371300239**  
 Assessment \$/Year: **\$165,000/2019**  
 Legal Description: **SEE DOCUMENTS**  
 Local Improve Fee/Comments /  
 Zoning: **Residential**  
 Survey/Year: **No**  
 Taxes/Year: **\$0/ 2019**  
 Survey Type:

### Rooms

Room	Level	Dimensions	Features
Living Room	M	21'5"x20'10"	
Kitchen	M	14'10"x15'8"	
Dining Room	M	11'x17'	
Master Bedroom	M	12'2"x13'7"	
Ensuite	M	8'x11'10"	4-Piece
Bedroom	M	12'8"x11'3"	
Bathroom	M		3-Piece

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Client Full Report

Date Printed: 06/10/2019

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