122 West Ridge Drive
Thornbury, ON N0H 3P0
Grey County/Blue Mountains (The)/

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

Sft Above Grade: 1,762
Sft Below Grade: 1,632
Sq Ft Finished: 1,762
Sq Ft Unfinished: 0

New Construction: Yes
# Rooms: 7

Fronting On:
East
Year Built/Desc: 2018/Completed/New
Lot Front: 71.00
Lot Depth: 122'x137'
Lot Size/Acres: Under .5 Acre/

Road Access Fee:
Municipal road, Year Round
Garage Spaces/Type:
2.0/Attached
Driveway Spaces/Type:
4/Private Double Wide/
Exterior Finish:
Asphalt, Gravel
Waterfront:
No
Leased Land Fee:

Public Remarks: This stylish bungalow is conveniently located next to the driving range in beautiful Lora Bay. Built by premier area builder, Dezign 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 quartz counter tops, gas stove, pantry, and a walk-in closet and 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 room. There is a full unfinished basement with many oversized windows which can easily accommodate 2 basements, 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
Main Floor Laundry, Smoke Detector
Fireplace: Natural Gas
Foundation: Poured Concrete

Exterior Features

Exterior Finish:
Wood

Restrictions:
Subdivision Covenants

Services:
Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Natural Gas, Recycling Pickup, Street Lights, Telephone

Topography:
Flats

Water/Supply Type:
Municipal/

Site Influences:
Golf, Major Highway, Rec./Community Centre, Shopping Nearby, Skiing, Trails

Inclusions:
Dishwasher, Stove

Exclusions:
None.

Tax Information
Roll #: 424200001519427
Local Improve Fee/Comments: /
Zoning: Residential
Survey/Year: No
Taxes/Year: $0/2019
Survey Type:

Rooms

Living Room M 21'9"x20'10" 4-Piece
Dining Room M 11'x17'
Master Bedroom M 12'2"x13'7"
Ensuite M 8'x11'10"
Bedroom M 12'8"x11'3"
Bathroom M 3-Piece

All data is subject to Errors, Omissions or Revisions and is not warranted. 06/10/2019 01:53:14 PM