

## Property Features for 143 West Ridge, Lora Bay

### Exterior

- Backing on to the 4<sup>th</sup> tees at Lora Bay Golf Course with stunning view of Georgian Bay
- Built in 2018 – the “Turnberry” model by Reid’s Heritage Homes
- Maibec siding with stone accents
- Extensive landscaping done by Oasis North (over \$125,000 spent) including beautiful flowering gardens (multiple), outdoor lighting, high end stone fire table in sunken separate patio, multiple other patio areas, fountain water feature, natural stone window wells
- In-ground irrigation system
- Separately fenced wrought iron enclosed dog run with access through garage back door
- 2 car attached garage with ProSlat wall hanging organizer and hooks (included)
- Asphalt and stone driveway – fits 4 cars

### Interior

- 2 bedrooms plus bonus loft space
- 2.5 bathrooms
- Heating - forced air
- Central Air Conditioner
- Air exchanger/HRV
- Sump pump
- Hot Water Tank (rented)
- Hickory engineered plank wood flooring throughout main level (other than baths & laundry room)
- Custom California shutters on most windows
- Custom floor vent grates
- Numerous pot lights throughout
- Upgraded light fixtures throughout
- Upgraded wood stairs to the second floor with white spindles

### Main floor

- Open plan main floor
- Open plan kitchen and living area
- Cathedral ceilings
- Chefs kitchen with breakfast bar, upgraded extended height cabinetry, upgraded stainless steel range hood, stainless steel fridge, gas stove, wine fridge, built-in microwave
- Granite countertops in kitchen
- Dining area
- Main floor office
- Powder room with upgraded cabinetry and quartz countertop
- Laundry room with 2 year old LG Washer & LG Steam Dryer included
- Gas fireplace with stone surround and white wood mantle
- Main floor master suite



**Master suite**

- Tall ceilings
- Large windows
- Custom draperies
- Large walk-in closet with closet organizers
- Spa like ensuite with oversized two-person glass shower with niche, upgraded cabinetry and quartz countertop

**Upper level**

- Guest bedroom with double closet
- Large recreation loft overlooking main floor
- 4pc bathroom with upgraded cabinetry and quartz countertop

**Lower level**

- Full unfinished basement
- Roughed in bathroom
- Extra large windows

**Lora Bay amenities**

- Members only clubhouse
- Lora Bay Golf Club
- Restaurant
- Social activities
- Fitness room
- 2 beaches

**The Area**

- Close to private ski clubs and Blue Mountain
- Close to downtown Thornbury shopping, dining, trails and more!
- Short drive from Collingwood



**Utilities** (all numbers are approximate and may vary)

- Water - approx \$200/mth (because of irrigation system - it varies)
- Rogers/ TV & Internet - \$167/mth
- Gas - \$85/mth
- Hydro - \$95/mth

**Other info**

- Taxes: \$7052.38
- Monthly fees: \$115.89

**Inclusions**

- All appliances – fridge, gas stove, dishwasher, built-in microwave, wine fridge, range hood, washer & dryer (LG Steam)
- All electric light fixtures
- All window coverings
- TV mounting brackets (but not TV's)
- All bathroom mirrors
- "Gardenia" exterior hose reels & hoses

**Exclusions**

- Two small shelves on the wall on either side of the TV in the Great Room
- TV's (mounting brackets will be left)
- Front Porch: Nameplate on wall; Fire Chief Door Bell (will be replaced prior to closing)
- Pineapple hooks on walls in 2<sup>nd</sup> floor bath & laundry room
- Garage: Storage Shelf; ShopVac on wall

