

122 WEST RIDGE Drive, Thornbury, Ontario N0H 2P0

Client Full
Active / Residential

122 WEST RIDGE Dr Thornbury

MLS® #: 40100151
Price: \$1,575,000



Grey/Blue Mountains/Blue Mountains Bungalow/House

	Beds	Baths	Kitch
Lower	2	1	
Main	2	2	1

Beds: 4 (2 + 2)
Baths: 3 (3 + 0)
SF Total: 3,367/Plans
SF Range: 1501 to 2000
Abv Grade Fin SF: 1,757.00/Plans
Blw Grade SF: 1,610.00
Common Interest: Freehold/None
Tax Amt/Yr: \$5,785/2020
Condo Fee/Freq: /Monthly
Addl Monthly Fees: \$116.00

Remarks/Directions

Public Rmks: Updated 4 bed Lora Bay home, conveniently located next to the Driving range at Lora Bay Golf Club, offers a retreat for weekenders, or an upscale home in the Blue Mountains region's most prestigious community. The property features numerous updates throughout (2020) including new wide plank hickory wood floors, fabric blinds throughout, new fully finished lower level, exterior updates and much more. The main level offers an open concept, spacious great room with a gas fireplace, high ceilings, lots of natural light, 2 bedrooms and 2 bathrooms. The kitchen boasts a beautiful tile backsplash and coffee/wine bar area. From here you can walk out to the covered back composite deck, which provides a shaded space to entertain outside. The large primary suite has a walk-in closet and doors leading outside to the deck, the adjoining ensuite features modern fixtures, relaxing soaker tub and a separate shower. The new (2020) fully finished lower level offers plenty of space for guests! Featuring big windows, a good size rec room, large laundry room, 2 bedrooms, 3pc bathroom and an additional den/flex space. The landscaped backyard boasts a 6ft high cedar hedge for privacy, garden beds and an expansive composite deck with glass railings, perfect for entertaining! The 2 car garage has high ceilings and the driveway has been freshly paved in 2020. Minutes from Downtown Thornbury and its award winning dining, boutiques and harbour and a short drive to the area's private ski and golf clubs! Move in and enjoy all that Lora Bay has to offer including golf, a restaurant, social activities, 2 beaches, recreation centre and much more. Covid 19 protocols in place.

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

Assoc Amenities: BBQs Permitted, Club House, Exercise Room, Games Room, Library, Party Room, Pool, Visitor Parking, Other
Assoc Fees: /Monthly
Assoc Fee Incl:
Assoc Fee Rmks:
Building Name: Lora Bay

Pets Allowed: Yes
Locker: None
Condo Corp #: 79

Exterior

Exterior Feat: Deck(s), Landscaped, Lighting, Patio(s), Privacy, Year Round Living
Construct. Material: Stone, Wood
Shingles Replaced: Foundation: Poured Concrete
Year/Desc/Source: 2018/Completed / New/Owner
Property Access: Public Road, Year Round Road
Garage & Parking: Attached Garage, Private Drive Double Wide,
Parking Spaces: 6
Parking Level/Unit: Driveway Spaces: 4.0
Services: Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Natural Gas, Recycling Pickup, Street Lights, Telephone
Water Source: Municipal
Lot Size Area/Units: /
Lot Front (Ft): 71.00
Location: Urban
Area Influences: Arts Centre, Beach, Dog Park, Downtown, Golf, Highway Access, Hospital, Lake/Pond, Landscaped, Library, Major Highway, Park, Place of Worship, Playground Nearby, Public Parking, Quiet Area, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails, Other
View: Golf Course, Trees/Woods
Topography: Flat
Restrictions: Subdiv. Covenant

Roof: Shingles
Prop Attached: Detached
Apx Age: 0-5 Years
Rd Acc Fee:
Garage Spaces: 2.0
Sewer: Sewer (Municipal)
Acres Rent:
Lot Shape:
Land Lse Fee:
Retire Com:
Fronting On: East
Exposure:

Interior

Interior Feat: Central Vacuum, Water Heater, Other
Security Feat: Smoke Detector(s)
Basement: Full Basement
Basement Fin: Fully Finished

Cooling: **Central Air**
 Heating: **Forced Air, Gas**
 Fireplace: **/Natural Gas**
 Under Contract: **None**
 Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Window Coverings**
 Add Inclusions: **Humidifier**
 Exclusions: **Dining Room Chandelier. Bidet toilet seat in the primary bathroom**

FP Stove Op:
 Contract Cost/Mo:

Property Information

Common Elem Fee: **Yes**
 Legal Desc: **LOT 26,PLAN 16M17,THE BLUE MOUNTAINS. T/W EASEMENT OVER THE COMMON ELEMENTS IN GREY COMMON ELEMENTS CONDOMINIUM PLAN NO. 63 AS IN LT234; T/W EASEMENT OVER PT LTS 36 & 37 CON 11 & PT KENWOOD RD PL 442 AS PTS 5 TO 11, 21 TO 24 16R8704.SEE DOCS FOR FULL DESC**
 Zoning: **Residential**
 Assess Val/Year: **\$662,000/2020**
 PIN: **371300239**
 ROLL: **424200001519427**
 Possession/Date: **Flexible/**

Local Improvements Fee:
 Survey: **None/**
 Hold Over Days:
 Occupant Type: **Owner**
 Deposit:

Brokerage Information

List Date: **04/22/2021**
 List Brokerage: **Royal LePage Locations North (Thornbury), Brokerage**
 Source Board: **Southern Georgian Bay**

Prepared By: STEVE SIMON, Salesperson

Date Prepared: 04/23/2021

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

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Bathroom	Main			3-Piece
Bathroom Primary	Main			4-Piece
Bedroom	Main	12' 7" X 11' 3"	3.84 X 3.43	
Dining Room	Main	11' 1" X 16' 1"	3.38 X 4.90	
Kitchen	Main	14' 8" X 12' 10"	4.47 X 3.91	
Living Room	Main	26' 0" X 20' 10"	7.92 X 6.35	
Bedroom Primary	Main	12' 2" X 13' 7"	3.71 X 4.14	
Bathroom	Lower			3-Piece
Bedroom	Lower	15' 0" X 12' 0"	4.57 X 3.66	
Bedroom	Lower	11' 7" X 10' 11"	3.53 X 3.33	
Den	Lower	10' 9" X 13' 6"	3.28 X 4.11	
Recreation Room	Lower	28' 11" X 36' 11"	8.81 X 11.25	

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Click the LifeStyle Match button to prioritize which property features matter most to you.

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Green Energy Efficient:
 Green Energy Generation:
 Green Indoor Air Quality:
 Green Sustainability:
 Green Water Conservation:
 Energy Certification:
 Information Statement:

Date:

Level:

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