

**Property Features for
153 West Ridge Drive, Lora Bay**

Exterior

- Premium lot
- Backing on to the Lora Bay Golf Course with stunning views of Georgian Bay
- Built in 2017
- Wood siding with stone accents
- Extensive professional landscaping
- Mature trees, river stone garden, massive paved stone patio with fire pit
- Large deck with glass railing overlooking rear yard and golf course
- Beachcomber full size "Hybrid" hot tub
- 12 x 10 steel gazebo
- 9x12 garden shed
- Asphalt driveway
- 2 car attached garage

Interior

- 4 bedrooms
- 4 bathrooms
- Premium engineered hardwood flooring throughout main level
- Great room
- Open plan kitchen/dining
- Main floor primary suite
- Laundry room with access to the garage
- Upper loft level
- Finished lower level
- Upgraded light fixtures
- Forced air gas heat & Air conditioning
- Hot water heater rented

Great room

- Floor to ceiling gas fireplace with stone feature
- Raised ceiling and extra windows
- Georgian Bay views
- Walk out to the balcony with golf course and water views

Kitchen

- Quartz countertops
- Island, Dishwasher, microwave, refrigerator, gas stove, bar fridge
- Pantry with built in cabinetry

Primary suite

- Coffered ceilings
- Water views
- Walk in closet with ample space
- 4pc ensuite bathroom

Primary ensuite bathroom

- Updated Spa shower
- Double vanity
- Linen closet



Upper level

- Loft space overlooking the main level
- Guest bedroom with lots of closet space
- 4pc bathroom

Lower level

- Fully finished with walk out
- Spacious rec room with access to the backyard
- Guest bedroom with walk in closet
- Professionally constructed wine room
- 4pc bathroom

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 for a year and may vary)

- Enbridge (Natural Gas) \$840
- Reliance (Water Heater Rental) \$438
- Hydro One (Electricity) \$1750
- TBM (Water/ Sewer) \$1,095

Other info

- Taxes: \$7086
- Monthly fees: \$115.89
- Additional services used and costs associated – lawn care (Eagles) \$700/ yr; window cleaning: \$350/ yr

Inclusions

- Window coverings and shades
- Fridge, stove, dishwasher, beverage fridge (x2), washer, dryer
- TV over fireplace mantel
- Wine racks (in wine room)
- Tool/work bench
- Hot tub
- Gazebo
- Shed

Exclusions

- Shelving in storage areas
- Chest freezer
- Outdoor lighting and heating fixtures (gazebo)
- Planters and bird feeders
- Electric fireplace in primary suite



** The information provided on this Features List is provided by the owner and is believed to be accurate and reliable. The Lifestyles North Team and Royal LePage Locations North assumes no responsibility for any errors or inaccuracies.

Updates

Interior

- Premium engineered hardwood flooring throughout main level
- Raised ceiling and extra windows in great room
- Upgraded custom kitchen with quartz countertops
- Professionally installed built-in cabinetry in office, pantry and primary bedroom closet
- Coffered/ vaulted ceiling in primary bedroom
- Spa shower in primary ensuite bathroom
- Walkout finished basement with recreation room, wine room (professionally constructed), bedroom and full bathroom
- Upgraded light fixtures throughout

Exterior

- "Premium Lot" with mature trees and amazing views of the golf course and Georgian Bay
- Professionally landscaped yard including river stone garden and massive paved stone patio with fire pit
- Large deck with glass railing overlooking rear yard and golf course
- Beachcomber full size "Hybrid" hot tub
- 12 x 10 steel gazebo
- 9x12 garden shed
- Asphalt driveway



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