

177 EAST RIDGE Drive Unit #1, Thornbury, Ontario N0H 2P0

Client Full
Active / Residential

177 EAST RIDGE Dr #1 Thornbury

MLS® #: 40119589
Price: \$1,500,000



Grey/Blue Mountains/Blue Mountains 2 Storey/Apartment/Condo Unit

	Beds	Baths	Kitch
Lower	1	2	
Main	1	2	1
Second	1	1	

Beds: 3 (2 + 1)
Baths: 5 (3 + 2)
SF Total: 3,836/Plans
SF Range: 2001 to 3000
Abv Grade Fin SF: 2,245.00/Plans
Blw Grade SF: 1,591.00/Plans
Common Interest: Condominium
Tax Amt/Yr: \$5,000/2020
Condo Fee/Freq: 673.00/Monthly
Addl Monthly Fees: \$0.00

Remarks/Directions

Public Rmks: **GEORGIAN BAY VIEWS!** Beautiful end unit villa in the prestigious enclave of Lora Bay! Featuring stunning Georgian Bay views, this sought after Villa is ideal for the active retiree or weekender looking for an elegant home in the Lora Bay community. The loft space can easily be converted to make this a 4 bedroom home. The bright, open main floor features a great room with vaulted ceilings, stone surround gas fireplace, walk out to the patio and water views complete with a large kitchen with granite counters, breakfast bar and island and a spacious primary suite. The primary suite boasts bay views, a walk out to the private patio area, 6pc ensuite bath and walk in closet. You'll also find a formal dining room, mudroom/laundry with access to the garage, powder room and light filled entry. Head upstairs to the loft space overlooking the main floor featuring cozy sitting area, open bedroom and a 3pc bathroom. This space can easily be converted to include 2 bedrooms! The fully finished lower level offers a huge bedroom with ensuite bathroom, another 2pc bathroom, large rec room with gas fireplace, wet bar and ample storage space. Outside, enjoy the breathtaking views of Georgian Bay from your own private patio space, beautiful landscaped gardens and lush greenery surrounding the property. Close to the picturesque town of Thornbury and its award winning dining, boutiques and harbour and a short drive to private ski and golf clubs. Move in and enjoy the Lora Bay amenities, including golf, residents only club house, 2 beaches, fitness centre and active social community. Covid 19 protocols in place.

Directions: **HWY 26, turn onto Lora Bay Drive, turn right onto East Ridge Drive, follow road to the Lora Bay Villas**
Common Elements

Common Element Additional Fee: **0.00**
Common Element/Condo Amenities: **BBQs Permitted, Club House, Games Room, Pool**
Condo Fees: **\$673.00/Monthly**
Condo Fees Incl: **Common Elements, Other**
Pets Allowed: **Yes**
Prop Mgmt Co: **E & H property management**
Building Name: **Lora Bay**

Condo Corp #: **73**
Condo Corp Yr End:

Exterior

Exterior Feat: **Patio(s), Privacy**
Construct. Material: **Stone, Wood**
Shingles Replaced:
Year/Desc/Source: **//Owner**
Pool Features: **Community**
Garage & Parking: **Attached Garage, Private Drive Double Wide,**
Parking Spaces: **6**
Parking Level/Unit:
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): **0.00**
Location: **Urban**
Area Influences: **Beach, Cul de Sac/Dead End, Dog Park, Downtown, Golf, Highway Access, Hospital, Lake/Pond, Library, Major Highway, Marina, Open Spaces, Park, Place of Worship, Playground Nearby, Public Parking, Quiet Area, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails, Other Bay, Golf Course, Trees/Woods**
View: **Bay, Golf Course, Trees/Woods**
Restrictions: **Subdiv. Covenant**

Foundation: **Poured Concrete**
Driveway Spaces: **4.0**
Parking Assigned:
Water Trmnt:
Acres Range: **< 0.5**
Lot Depth (Ft): **0.00**
Lot Irregularities:
Roof: **Asphalt Shingle**
Prop Attached: **Attached**
Apex Age: **6-15 Years**
Garage Spaces: **2.0**
Sewer: **Sewer (Municipal)**
Acres Rent:
Lot Shape:
Land Use Fee:
Retire Com:
Exposure: **South**

Interior

Interior Feat: **Built-In Appliances, Countertop Range, Sump Pump, Other**
Basement: **Full Basement**
Laundry Feat: **Laundry Room, Main Level**
Cooling: **Central Air**
Basement Fin: **Fully Finished**

Heating: **Forced Air, Gas**
 Fireplace: **/Natural Gas**
 Under Contract: **Hot Water Heater**
 Inclusions: **Dishwasher, Dryer, Furniture, Refrigerator, Stove, Washer, Window Coverings, Other**
 Exclusions: **piano, copper pots in dining room, two chairs and table between them in living room, 2 bikes**

FP Stove Op:
 Contract Cost/Mo:

Property Information

Common Elem Fee: **Yes**
 Legal Desc: **UNIT 14, LEVEL 1, GREY STANDARD CONDOMINIUM PLAN NO. 73 AND ITS APPURTENANT INTEREST, T/W & S/T AS SET OUT IN SCHEDULE 'A' OF DECLARATION GY1294 & AMENDMENT GY4723; TOWN OF THE BLUE MOUNTAINS, COUNTY OF GREY**
 Zoning: **R1**
 Assess Val/Year: **\$508,000/2021**
 PIN: **378730015**
 ROLL: **424200001524520**
 Possession/Date: **Flexible/**

Local Improvements Fee:
 Survey: **/**
 Hold Over Days:
 Occupant Type: **Owner**
 Deposit: **TBD**

Brokerage Information

List Date: **05/27/2021**
 List Brokerage: **Royal LePage Locations North (Thornbury), Brokerage**
 Source Board: **Southern Georgian Bay**

Prepared By: STEVE SIMON, Salesperson

Date Prepared: 05/28/2021

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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			2-Piece
Bathroom	Main			5+ Piece, Ensuite
Desc: 6pc				
Dining Room	Main	16' 0" X 13' 8"	4.88 X 4.17	
Kitchen	Main	17' 1" X 14' 11"	5.21 X 4.55	
Living Room	Main	20' 3" X 18' 3"	6.17 X 5.56	
Bedroom Primary	Main	13' 10" X 25' 11"	4.22 X 7.90	
Bathroom	Second			3-Piece
Bedroom	Second	31' 6" X 23' 4"	9.60 X 7.11	
Bathroom	Lower			2-Piece
Bathroom	Lower			3-Piece, Ensuite
Bedroom	Lower	11' 11" X 18' 10"	3.63 X 5.74	
Recreation Room	Lower	19' 10" X 21' 4"	6.05 X 6.50	

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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:

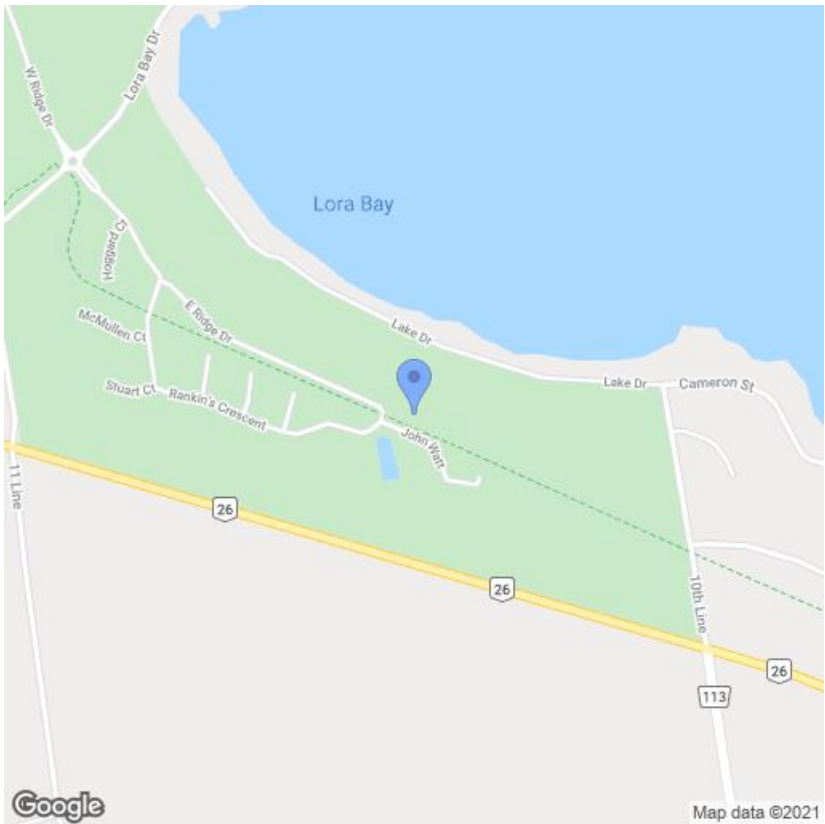
Level:

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