Client Full			
Active / Residential			

**153 WEST RIDGE Dr Thornbury** Pending Board Approval

MLS@#: 40111858 Price: \$1,800,000



## **Grey/Blue Mountains/Blue Mountains** Bungaloft / House

building light lig				
	Beds	Baths	Kitch	Bed
Lower	1	1		Bath
Main	2	2	1	SF I SF F
Second	1	1		Abv
				Blw

Beds:	<b>4</b> ( <b>3</b> + <b>1</b> )
Baths:	<b>4</b> ( <b>4</b> + <b>0</b> )
SF Total:	3,447/Plans
SF Range:	2001 to 3000
Abv Grade Fin SF:	2,128.00/Plans
Blw Grade SF:	1,319.00/Plans
Common Interest:	Freehold/None
Tax Amt/Yr:	\$7,084/2020
Condo Fee/Freq:	0.00/Monthly
Addl Monthly Fees:	\$115.89

## Remarks/Directions

Public Rmks: GEORGIAN BAY VIEWS! Located in the prestigious enclave of Lora Bay, this fantastic 4 bed, 4 bath home features breathtaking water views throughout, extensive landscaping ideal for entertaining and numerous updates. The main level boasts bright open plan living with premium engineered hardwood floors, a great room with raised ceilings and extra windows, 2 storey stone surround gas fireplace, walk out to the large balcony with glass railing and stunning bay views and a custom kitchen that includes an island, bar fridge, quartz countertops and pantry. The primary suite offers a relaxing space with stunning water views, coffered ceilings, walk in closet with ample storage space and 4pc ensuite bath complete with spa shower. You'll also find an office/guest bedroom with built in cabinetry, additional 3pc bathroom and a laundry room with access to the 2 car garage. Head upstairs and you'll find a large loft area with living space overlooking the main floor, another guest bedroom, 4pc bathroom and plenty of closet space. The expansive walkout lower level is fully finished featuring a huge rec space with access to the beautiful backyard, professionally constructed wine room, a bedroom with walk-in closet and 4pc bathroom. Backing onto the Lora Bay Golf course, this premium water view lot is professionally landscaped with river stone garden, massive stone patio area with a fire pit, Beachcomber Hybrid hot tub to enjoy the bay views, mature trees, a garden shed and steel gazebo. 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: HWY 26, turn down Lora Bay Drive, Turn left onto West Ridge Drive

Common Elements

Common Element Additional Fee: 115.89 Common Element/Condo Amenities: BBQs Permitted, Club House, Exercise Room, Library, Party Room, Pool, Visitor Parking, Other

other				
Condo Fees:	\$0.00/Monthly			
Pets Allowed:	Yes	Condo Corp #:	79	
Prop Mgmnt Co:	E & H property management	Condo Corp Yr End:		
Building Name:	Lora Bay			

## Exterior

Exterior Feat:		lot Tub, Landscaped,	Lighting, Patio(s), P		
Construct. Material:	Stone, Wood			Roof:	Asphalt Shingle
Shingles Replaced:		Foundation:	Poured Concrete	Prop Attached:	Detached
Year/Desc/Source:	2017//Owner			Apx Age:	0-5 Years
Pool Features:	Community				
Garage & Parking:	Attached Garage, P	rivate Drive Double \	Nide,		
Parking Spaces:	6	Driveway Spaces:	4.0	Garage Spaces:	2.0
Parking Level/Unit:		Parking Assigned:		Sewer:	Sewer (Municipal)
Services:	Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Natural Gas, Recycling Pickup, Street				
	Lights, Telephone			···· <b>·</b> ·· <b>·</b> ··· <b>·</b> ··· <b>·</b> ··· <b>·</b> ·········	5
Water Source:	Municipal	Water Tmnt:			
Lot Size Area/Units:	/	Acres Range:	< 0.5	Acres Rent:	
Lot Front (Ft):	114.00	Lot Depth (Ft):	150.00	Lot Shape:	Rectangular
Location:	Urban	Lot Irregularities:		Land Lse Fee:	-
Area Influences:	Beach, Dog Park, D	owntown, Golf, High	way Access, Hospital	, Lake/Pond, Landsc	aped, Library, Park,
	Place of Worship, F	Playground Nearby, P	Public Parking, Quiet A	Area, Rec./Communit	y Centre, Schools,
	Shopping Nearby, 9	Skiing, Trails, Other			
View:	Bay, Golf Course, La	ake, Trees/Woods		Retire Com:	
Topography:	Flat, Level			Fronting On:	
Restrictions:	Subdiv. Covenant			Exposure:	
				•	

Basement Feat: V Laundry Feat: L Cooling: C Heating: F Fireplace: / Under Contract: F Inclusions: C Add Inclusions: S Exclusions: S	aundry Roo Central Air Treplace-Ga Yatural Gas Tot Water H Dishwasher, V over firep Shelving in S	m, Main Level s, Forced Air, Gas eater Dryer, Hot Tub, Micro lace mantel, wine racl	
			Property Information
Common Elem Fe Legal Desc: Zoning: Assess Val/Year: PIN: ROLL: Possession/Date:	LOT 20, PL COMMON 8 11 & PT KE R1 \$811,000/ 37130023 42420000	ELEMENTS CONDOMIN NWOOD RD PL 442 A 2021 3	Local Improvements Fee: DUNTAINS. T/W EASEMENT OVER THE COMMON ELEMENTS IN GREY M PLAN NO. 63 AS IN LT234; T/W EASEMENT OVER PT LTS 36 & 37 CON PTS 5 TO 11, 21 TO 24 16R8704 - cont in docs Survey: Available/ Hold Over Days: Occupant Type: Owner Deposit: Brokerage Information
			-
List Date: List Brokerage: Source Board: <b>Prepared By: S</b>	Southern		nornbury), Brokerage
• •		. All rights reserved.	*Information deemed reliable but not guaranteed.* CoreLogic Matrix
MLS®#: 4011		Dimensione	
<u>Room</u> Bathroom Bathroom Prima	<u>Level</u> Main Iry Main	Dimensions	Dimensions (Metric) <b>B</b> oom Features <b>3-Piece</b> <b>4-Piece</b>
Dining Room Kitchen Living Room Bedroom Bedroom Primar	Main Main Main Main v Main	10' 4" X 14' 0" 14' 1" X 11' 8" 18' 11" X 11' 8" 9' 8" X 12' 0" 12' 5" X 14' 10"	3.15 X 4.27 4.29 X 3.56 5.77 X 3.56 2.95 X 3.66 3.78 X 4.52
Bathroom Bedroom Loft Bathroom	Second Second Second Lower	12' 4" X 14' 2" 24' 4" X 16' 0"	4-Piece 3.76 X 4.32 7.42 X 4.88 4-Piece
Bedroom Recreation Roon Wine Cellar	Lower n Lower Lower	11' 3" X 14' 8" 17' 1" X 35' 9" 8' 9" X 7' 1"	3.43 X 4.47 5.21 X 10.90 2.67 X 2.16

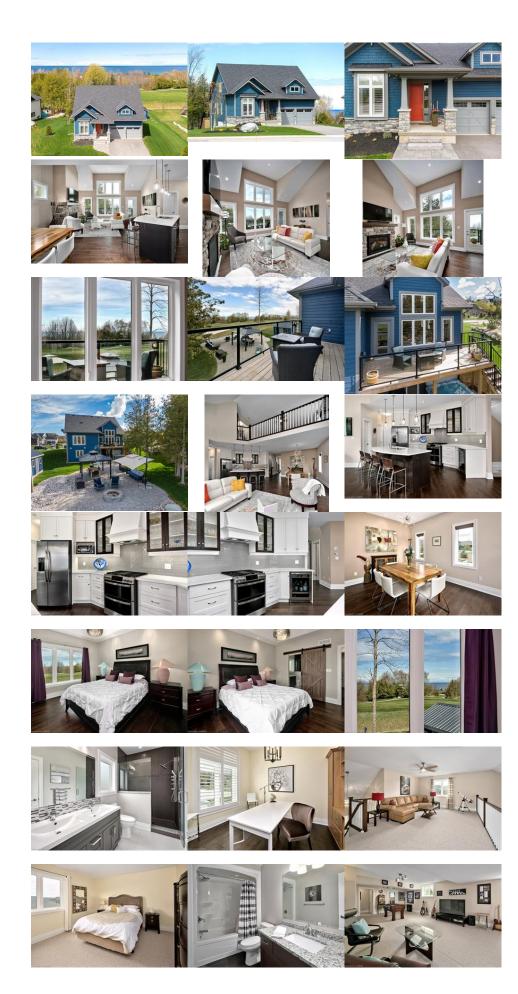
MLS®#: 40111858

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

MLS®#: 40111858 Green Energy Efficient: Green Energy Generation: Green Indoor Air Quality: Green Sustainability: Green Water Conservation: Energy Certification: Information Statement:

Date:

Level:





MLS®#: 40111858



Protected by copyright. All use of MLS® System data is at you own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties or representations regarding the MLS® System data.