

# 153 WEST RIDGE Drive, Thornbury, Ontario N0H 2P0

Client Full  
Active / Residential

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

MLS® #: 40111858  
Price: \$1,800,000



## Grey/Blue Mountains/Blue Mountains Bungalow/House

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

Beds: 4 ( 3 + 1)  
Baths: 4 ( 4 + 0)  
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**

Condo Fees: **\$0.00/Monthly**

Pets Allowed: **Yes**

Prop Mgmt Co: **E & H property management**

Building Name: **Lora Bay**

Condo Corp #: **79**

Condo Corp Yr End:

Exterior

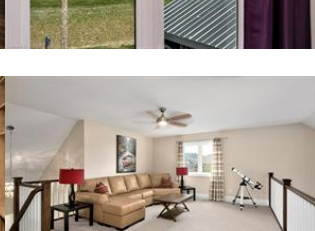
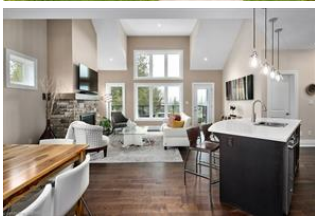
Exterior Feat: **Balcony, Deck(s), Hot Tub, Landscaped, Lighting, Patio(s), Porch, Privacy**  
Construct. Material: **Stone, Wood**  
Shingles Replaced:  
Year/Desc/Source: **2017//Owner**  
Pool Features: **Community**  
Garage & Parking: **Attached Garage, Private Drive Double Wide,**  
Parking Spaces: **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): **114.00**  
Location: **Urban**  
Area Influences: **Beach, Dog Park, Downtown, Golf, Highway Access, Hospital, Lake/Pond, Landscaped, Library, Park, Place of Worship, Playground Nearby, Public Parking, Quiet Area, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails, Other**  
View: **Bay, Golf Course, Lake, Trees/Woods**  
Topography: **Flat, Level**  
Restrictions: **Subdiv. Covenant**

Foundation: **Poured Concrete**  
Driveway Spaces: **4.0**  
Parking Assigned:  
Water Tmnt:  
Acres Range: **< 0.5**  
Lot Depth (Ft): **150.00**  
Lot Irregularities:  
Roof: **Asphalt Shingle**  
Prop Attached: **Detached**  
Apx Age: **0-5 Years**  
Garage Spaces: **2.0**  
Sewer: **Sewer (Municipal)**  
Acres Rent:  
Lot Shape: **Rectangular**  
Land Lse Fee:  
Retire Com:  
Fronting On:  
Exposure:

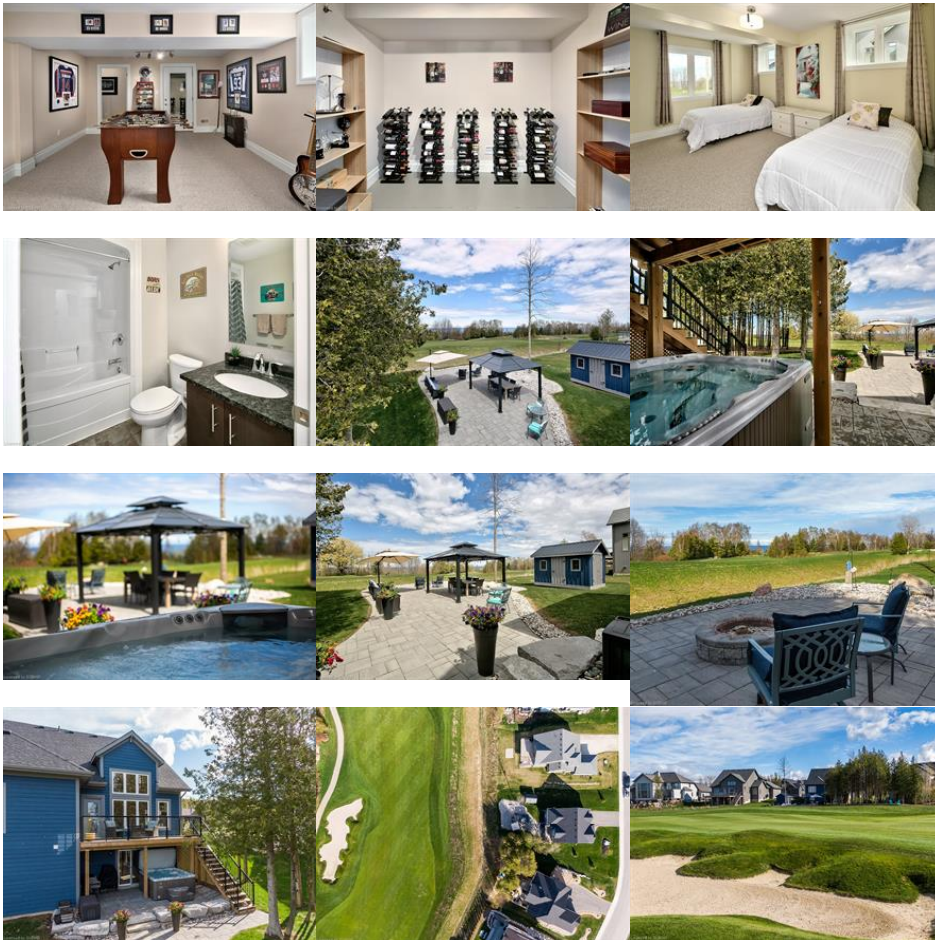
Interior

Interior Feat: **Bar Fridge, Guest Accomodations**

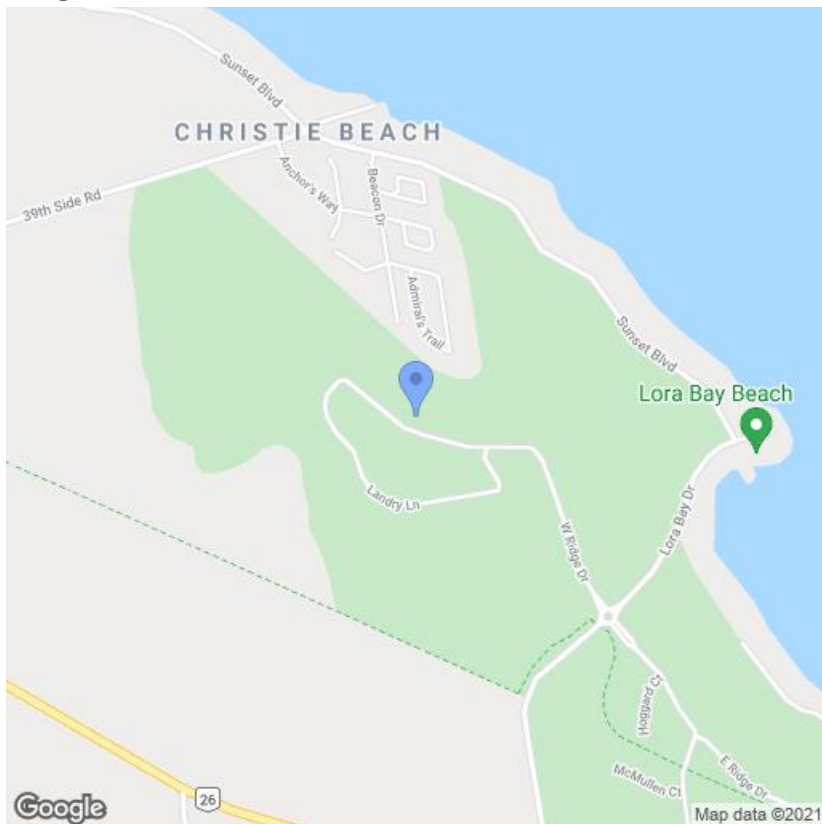








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