

Property Features of 165 West Ridge Drive, Thornbury

Exterior

- Georgian Bay views and Lora Bay Golf Course views
- Backs onto Lora Bay Golf Course
- Oversized 2 car garage
- Balcony with glass railing and stairs down to patio area
- Private stone patio with bay views
- Landscaped gardens
- Large interlock driveway
- Inground sprinkler system
- Front porch with custom tile

Interior

- 5 bedrooms + den
- 3.5 bathrooms
- Great room
- Open plan main level
- Kitchen/dining
- Main level primary bedroom
- Main level laundry
- Walk out lower level
- Cooling: Central Air
- Heating: Fireplace-Gas, Forced Air, Gas
- Large windows throughout
- Wood floors
- Smooth ceilings

Great Room

- Vaulted ceilings
- Floor to ceiling windows with bay views
- Stone surround gas fireplace
- Dining space

Kitchen

- Quartz counters
- Large custom island with seating for 4
- Built in double ovens and gas stove top
- Walk out to the balcony

Laundry/mudroom

- Custom shelving
- Laundry area
- Coffee bar and pull out drawers for extra storage/pantry space

Primary Suite

- Main floor
- Water views
- Walk in closet
- 5pc ensuite bathroom

Primary ensuite

- 5pc bathroom
- Large bathtub
- Separate walk in shower
- Toilet



** 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.

- Double vanity

Second level

- Loft space/seating area
- Tons of natural light
- 2 good size bedrooms
- 4pc Bathroom

Walk out Lower level (finished in 2019)

- Spacious rec room
- 9ft ceilings
- Fireplace
- Big glass sliding doors leading out to patio
- Bay views
- 1 bedroom
- 3pc bathroom
- Ample storage space

Area

- Minutes from Thornburys award winning dining, boutiques, harbour and coffee shops.
- A short drive to Blue Mountain, Collingwood and private ski/golf clubs

Other details and updates

- Condo fee \$115.89/month
- Taxes (2020): \$6554 (approx)
- 2017 Lennox Gas Furnace and dehumidifier is Lennox
- Fully finished the Basement in 2019 - around \$140,000
- Landscaping, decks, patios & driveway around \$180,000

Utilities (approx)

- Enbridge gas was \$853.66
- Hogg Fuel & Supply \$33.38 mthly

Lora Bay Amenities

- Rec centre with indoor pool
- Clubhouse with restaurant
- Lora Bay Golf Club
- Georgian Trail
- 2 Beaches

Inclusions

- Dishwasher, Dryer, Refrigerator, Stove, Washer, primary suite curtains, built in speakers in office



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