

165 WEST RIDGE Drive, Thornbury, Ontario N0H 2P0

Client Full
Active / Residential

165 WEST RIDGE Dr Thornbury

MLS® #: 40142513
Price: \$2,595,000



Grey/Blue Mountains/Blue Mountains

Bungalow/House

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

Beds: **5 (3 + 2)**
 Baths: **4 (3 + 1)**
 SF Total: **4,534/Plans**
 SF Range: **2001 to 3000**
 Abv Grade Fin SF: **2,731.00/Plans**
 Blw Grade SF: **1,803.00/Plans**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$6,554/2020**
 Condo Fee/Freq: **115.89/Monthly**
 Addl Monthly Fees: **\$0.00**

Remarks/Directions

Public Rmks: **Georgian Bay views! This spectacular home located in the wonderful community of Lora Bay, boasts incredible water and golf course views throughout, a walkout lower level, beautiful finishes and main floor living at its finest. The open concept main level features vaulted ceilings, wood floors, stunning light fixtures, a great room with floor to ceiling windows offering stunning bay views, stone surround gas fireplace, dining area & a den. The kitchen boasts attractive quartz counters, built-in double wall ovens and gas stove top, large custom island and a walk out to a balcony where you can enjoy a glass of wine while taking in the views of Georgian Bay. The primary suite is spacious with large windows offering views of the lake, 5pc ensuite with tub and separate shower and a good size WIC. You'll also find a custom laundry/mudroom that includes a coffee bar, extra pantry space and shelving with access to the kitchen and 2 car garage. Head upstairs to find 2 guest beds, 4pc bath and a relaxing seating area overlooking the great room with tons of natural light. The walkout lower level boasts 9ft ceilings, a huge rec space with a fireplace and sliding glass doors leading out to the back patio with bay views. You'll also find a bedroom, 3pc bathroom and an additional office/bedroom; the ideal guest accommodation. The property backs onto the tranquil setting of Lora Bay Golf course with breathtaking water views! The exterior features many updates including a huge private patio area, landscaped gardens front and back, a balcony with glass railings accentuating those fantastic views, a large interlock driveway and custom tile on the front porch. 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 left at the roundabout onto West Ridge Drive**

Common Elements

Common Element Additional Fee: **0.00**
 Common Element/Condo Amenities: **BBQs Permitted, Club House, Library, Party Room, Pool, Visitor Parking, Other**
 Condo Fees: **\$115.89/Monthly**
 Condo Fees Incl: **Common Elements**
 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), Landscaped, Other, Patio(s), Privacy**
 Construct. Material: **Stone, Wood**
 Shingles Replaced:
 Year/Desc/Source: **2018/Completed / New/Other**
 Garage & Parking: **Attached Garage//Private Drive Double Wide//Exclusive Parking, Interlock**
 Parking Spaces: **6**
 Parking Level/Unit:
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights, Telephone, Other**
 Water Source: **Municipal**
 Lot Size Area/Units: **/**
 Lot Front (Ft): **80.00**
 Location: **Urban**
 Area Influences: **Arts Centre, Beach, Dog Park, Downtown, Golf, Highway Access, Hospital, Lake Access, Lake/Pond, Landscaped, Library, Major Highway, Marina, Park, Place of Worship, Playground Nearby, Public Parking, Quiet Area, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails, Other**
 View: **Bay, Golf Course, Lake, Panoramic, Trees/Woods**
 Restrictions: **Subdiv. Covenant**

Foundation: **Poured Concrete**
 Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **0-5 Years**
 Driveway Spaces: **4.0**
 Garage Spaces: **2.0**
 Sewer: **Sewer (Municipal)**
 Water Tmnt:
 Acres Range: **< 0.5**
 Acres Rent:
 Lot Depth (Ft): **138.00**
 Lot Shape:
 Lot Irregularities:
 Land Lse Fee:

Interior


Interior Feat: **Built-In Appliances, Other**
 Basement: **Full Basement**
 Basement Fin: **Fully Finished**
 Basement Feat: **Walk-Out**
 Laundry Feat: **Laundry Room, Main Level**
 Cooling: **Central Air**
 Heating: **Forced Air, Gas**

Fireplace: **/Natural Gas** FP Stove Op:
 Under Contract: **Hot Water Heater** Contract Cost/Mo:
 Inclusions: **Dishwasher, Dryer, Gas Oven/Range, Gas Stove, Refrigerator, Washer, Other**
 Add Inclusions: **primary bedroom curtains, built in office speakers**

Property Information

Common Elem Fee: **Yes** Local Improvements Fee:
 Legal Desc: **LOT 24, PLAN 16M17, THE BLUE MOUNTAINS. T/W EASEMENT OVER THE COMMON ELEMENTS IN GREY COMMON ELEMENTS CONDOMINIUM PLAN NO. 63 AS IN LT234; T/W EASEMENT OVER PT LTS 36 & 37 CON 11 & PT KENWOOD RD PL 442 - cont in docs**
 Zoning: **R1** Survey: **Unknown/**
 Assess Val/Year: **\$752,000/2021** Hold Over Days:
 PIN: **371300237** Occupant Type: **Owner**
 ROLL: **424200001519425**
 Possession/Date: **Other/2021-09-15** Deposit: **TBD**

Brokerage Information

List Date: **07/20/2021**
 List Brokerage: [Royal LePage Locations North \(Thornbury\), Brokerage](#) 
 Source Board: **Southern Georgian Bay**
Prepared By: STEVE SIMON, Salesperson **Date Prepared: 09/13/2021**
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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Bathroom	Main			2-Piece
Bathroom	Main			5+ Piece
Den	Main	15' 4" X 13' 7"	4.67 X 4.14	
Dining Room	Main	17' 9" X 11' 5"	5.41 X 3.48	
Kitchen	Main	12' 5" X 18' 3"	3.78 X 5.56	
Laundry	Main	6' 9" X 15' 8"	2.06 X 4.78	
Living Room	Main	18' 0" X 17' 5"	5.49 X 5.31	
Bedroom Primary	Main	14' 0" X 23' 4"	4.27 X 7.11	
Bathroom	Second			4-Piece
Bedroom	Second	10' 5" X 14' 5"	3.17 X 4.39	
Bedroom	Second	12' 0" X 14' 3"	3.66 X 4.34	
Bathroom	Lower			3-Piece
Bedroom	Lower	10' 3" X 13' 8"	3.12 X 4.17	
Bedroom	Lower	13' 9" X 16' 7"	4.19 X 5.05	
Recreation Room	Lower	29' 1" X 47' 1"	8.86 X 14.35	

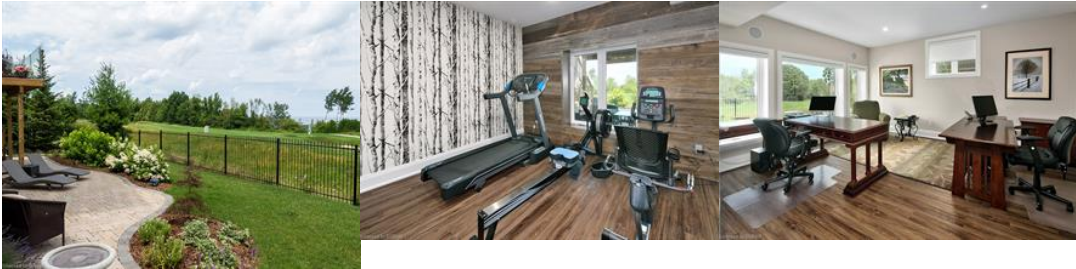
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Click the LifeStyle Match button to prioritize which property features matter most to you.

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Green Energy Efficient:
 Green Energy Generation:
 Green Indoor Air Quality:
 Green Sustainability:
 Green Water Conservation:
 Energy Certification: Date: Level:
 Information Statement:





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