

## Property Features of 4-177 East Ridge Drive, Thornbury

### Exterior

- Private patio space
- Seasonal Georgian Bay views
- Oversized 2 car garage with tons of storage space
- Landscaped gardens
- Mature greenery surrounding the property
- Wrap around front porch
- Private end unit

### Interior

- 4 bedrooms
- 4 bathrooms
- Great room
- Open plan main level
- Kitchen/dining
- Main level primary bedroom
- Main level laundry
- Finished lower level
- Cooling: Central Air
- Heating: Fireplace-Gas, Forced Air, Gas
- Large windows throughout

### Great Room

- Seasonal Bay views
- Vaulted ceilings
- Gas fireplace
- Walk out to private patio space

### Kitchen/Dining

- Granite counters
- Large island
- Built in appliances

### Primary Suite

- Main floor
- Seasonal water views
- Walk in closet
- 5pc ensuite bathroom

### Primary ensuite

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

### Second level

- Loft space
- Good size bedroom
- 4pc Bathroom



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**Lower level**

- Spacious rec room
- 1 bedroom
- 4pc bathroom
- Ample storage space - could be finished to make extra living 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**

- Condo fee \$673/month
- Taxes (2020): \$4614 (approx)

**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, Window Coverings

**Exclusions**

- microwave

**Utilities**

- Blue Mountain BPY (\$242.30 last bill) est \$1453.80 Yearly
- Enbridge \$(155.62 monthly) est \$1867.44
- Water heater rental (\$38.66 monthly) \$463.92
- Hydro (\$146.51 monthly) est \$1758.12

**Upgrades**

- Phantom Screen - Front Door
- Larger Patio extension
- Garage shelving
- 2015 Generator
- Basement spray insulation
- Window coverings on main floor



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