

**Property Features of
147 East Ridge Dr, Thornbury (Lora Bay)**

Exterior

- Built in 2007
- The biggest original model - Glen Eagles Model
- Backs onto the 18th hole at Lora Bay Golf Course
- Extensive landscaping, gardens, stone patio seating area, trees lining the property
- Wood siding and stone
- Attached 2 car garage
- Large covered front porch with access to the mudroom

Interior

- 7 bedrooms
- 4 bathrooms
- Bright open concept
- Upper level with loft area
- Finished lower level
- Mudroom with access to garage and front porch
- Office/den/bedroom
- Forced air gas heat
- Air conditioning
- Water filtration system throughout
- New hot water heater 2021 (rented)
- Wood floors on main level
- Generator to power the key areas of the house

Kitchen/Dining

- Painted cabinets (2015)
- Granite countertops
- Island
- Stainless steel appliances
- Gas range
- Door leading out to patio

Great room

- Vaulted ceilings
- Large windows
- Stone surround gas fireplace
- Golf course views

Primary suite

- Vaulted ceilings
- 5pc ensuite bathroom with heated floors
- Walk in closet
- Dressing area
- Door leading to backyard

Upper floor

- 2 guest bedrooms (1 with semi-ensuite)
- Loft space
- 3pc semi-ensuite bathroom



Lower level

- Fully finished
- Ceilings are 9ft
- Large rec room with built ins, bar sink, dining space and pocket door
- 3 guest bedrooms
- 3pc bathroom

Area

- Close to the areas public and private ski/golf clubs, beaches and trail system
- Few minutes drive from downtown Thornbury
- A short drive to Blue Mountain Village

Lora Bay Amenities

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

Other property info

- Monthly fee: \$190 (approx)
- Taxes: \$8800 (approx)
- Services: Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Street Lights, Telephone
- Area Influences: Beach, Downtown, Golf, Highway Access, Landscaped, Park, Public Parking, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails

Inclusions

- All appliances, Fridge, stove, dishwasher, washer/dryer
- Furniture and art is negotiable

Utilities

- Hydro Fee - \$170/mo
- Gas/Oil Fee - \$150/mo
- Sewage/Water Fee - \$180/2 mo



** 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.