

# 147 EAST RIDGE Drive, Thornbury, Ontario N0H 2P0

Client Full  
Active / Residential

**147 EAST RIDGE Dr Thornbury**

MLS® #: 40270093  
Price: \$2,390,000



## Grey/Blue Mountains/Blue Mountains

2 Storey/House

	Beds	Baths	Kitch
Lower	3	1	
Main	1	2	1
Second	2	1	

Beds: 6 (3 + 3)  
Baths: 4 (4 + 0)  
SF Fin Total: 5,462/Plans  
SF Fin Range: 3001 to 4000  
AG Fin SF: 3,210.00/Plans  
BG Fin SF: 2,252.00/Plans  
Common Interest: Freehold/None  
Tax Amt/Yr: \$8,800/2021  
Condo Fee/Freq: 0.00/Monthly  
Addl Monthly Fees: \$190.00

### Remarks/Directions

Public Rmks: **Elegant 5462sqft, 7 bed home (5 bed + office & gym/studio) in the prestigious enclave of Lora Bay. Overlooking the 18th hole at the Lora Bay Golf Course, this lovely Glen Eagles model is the most spacious of the original floor plans. Located in a sought after community in Thornbury, featuring plenty of entertaining space, wood floors, huge lower level, water filtration system throughout & much more. The main floor has an inviting great room with vaulted ceilings and a majestic stone clad gas fireplace, perfect for relaxing after a long day on the slopes or golf course. The kitchen features granite counters, stainless appliances, gas range, bar area, good size walk-in pantry with window and door leading out to the patio. The large mudroom has heated floors and access to the 2 car garage and covered porch. You'll also find a primary suite, office/den that could be used as a 7th bedroom and 3pc shared bathroom. The expansive main floor primary suite features tall ceilings, a sitting area, dressing space leading into a spa-like ensuite bath with heated floors & jacuzzi tub, walk-in closet and walk out to the backyard. Upstairs, there are 2 beds, 3pc bath as well as a generous loft area that can be used as additional living space or games area; the ideal guest accommodation. The spacious lower level offers tons of space to entertain family and friends with 3 big bedrooms, 4pc bathroom, 9ft ceilings and a huge rec room with built-in shelving, dining area, bar sink & pocket doors. The attractive exterior boasts an oversized covered front porch, interlock driveway with ample parking space, 2 car garage, beautiful landscaping, mature trees lining the property and a large stone patio. Located mins from Downtown Thornbury & its award winning dining, boutiques and harbour and a short drive to the area's public and private ski and golf clubs! Move in and enjoy all that Lora Bay has to offer including golf, restaurant, social activities, 2 beaches, recreation centre & more.**

Directions: **Hwy 26 north through Thornbury to a right at the Lora Bay Drive. Take first right on the roundabout to 147 East Ridge.**

### Common Elements

Common Element Additional Fee: **190.00**

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**

Condo Corp #: **0**

Building Name: **LORA BAY**

### Exterior

Exterior Feat: **Landscaped, Lawn Sprinkler System, Lighting, Patio(s)**  
Construct. Material: **Stone, Wood**  
Shingles Replaced: /  
Year/Desc/Source: **2007//Owner**  
Mobile Home Yr: /  
Property Access: **Public Road, Year Round Road**  
Garage & Parking: **Attached Garage//Private Drive Double Wide//Inside Entry, Interlock**  
Parking Spaces: **8**  
Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Street Lights, Telephone**  
Water Source: **Municipal**  
Lot Size Area/Units: /  
Lot Front (Ft): **80.00**  
Location: **Urban**  
Area Influences: **Beach, Dog Park, Downtown, Golf, Hospital, Lake Access, Lake/Pond, Landscaped, Library, Marina, Open Spaces, Park, Place of Worship, Playground Nearby, Public Parking, Quiet Area, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails, Other**  
View: **Golf Course**  
Topography: **Level**  
Restrictions: **Subdiv. Covenant**  
Local Impvmt: **No**  
Elementary School: **BEAVER VALLEY /Secondary-GBSS/JEAN VANIER**

Foundation: **Concrete**  
Serial Number: **0**  
Driveway Spaces: **6.0**  
Water Tmnt: /  
Acres Range: **< 0.5**  
Lot Depth (Ft): **179.00**  
Lot Irregularities: **80' X 179'**  
Roof: **Asphalt Shingle**  
Prop Attached: **Detached**  
Apx Age: **6-15 Years**  
Lot Fees: /  
Rd Acc Fee: /  
Garage Spaces: **2.0**  
Sewer: **Sewer (Municipal)**  
Acres Rent: /  
Lot Shape: /  
Land Lse Fee: /

Retire Com: /  
Fronting On: /  
Exposure: /

### Interior

Interior Feat: **Air Exchanger, Central Vacuum**  
Basement: **Full Basement**  
Basement Fin: **Fully Finished**


Laundry Feat: **Laundry Room**  
 Cooling: **Central Air**  
 Heating: **Fireplace-Gas, Forced Air, Gas**  
 Fireplace: **/Living Room, Natural Gas**  
 Under Contract: **Hot Water Heater**  
 Inclusions: **Dishwasher, Dryer, Garage Door Opener, Microwave, Refrigerator, Stove, Washer, Window Coverings**  
 Exclusions: **Furniture and art negotiable**

FP Stove Op:  
 Contract Cost/Mo:

**Property Information**

Common Elem Fee: **Yes** Local Improvements Fee: **No**  
 Legal Desc: **PCL 60-1 SEC 16M2; LT 60 PL 16M2 T/W AN UNDIVIDED COMMON INTEREST IN GREY CECC NO. 63 AS IN LT234**  
 Zoning: **R1** Survey: **Unknown/**  
 Assess Val/Year: **\$939,000/2021** Hold Over Days:  
 PIN: **371300018** Occupant Type: **Owner**  
 ROLL: **424200001524318**  
 Possession/Date: **Flexible/** Deposit: **5% list price**

**Brokerage Information**

List Date: **06/03/2022**  
 List Brokerage: **Royal LePage Locations North (Thornbury), Brokerage**   
 Source Board: **The Lakelands**

**Prepared By: STEVE SIMON, Salesperson**  
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**Date Prepared: 06/16/2022**

**\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix**

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Den	Main	12' 0" X 13' 11"	3.66 X 4.24	
Kitchen	Main	16' 7" X 10' 2"	5.05 X 3.10	
Bedroom Primary	Main	21' 7" X 20' 10"	6.58 X 6.35	
Great Room	Main	24' 9" X 22' 3"	7.54 X 6.78	
Mud Room	Main	8' 5" X 9' 7"	2.57 X 2.92	
Loft	Second	27' 8" X 18' 3"	8.43 X 5.56	
Bedroom	Second	12' 11" X 10' 11"	3.94 X 3.33	
Bedroom	Second	12' 11" X 9' 11"	3.94 X 3.02	
Bedroom	Lower	15' 2" X 13' 6"	4.62 X 4.11	
Bedroom	Lower	13' 9" X 15' 11"	4.19 X 4.85	
Recreation Room	Lower	37' 11" X 21' 8"	11.56 X 6.60	Carpet, Wet Bar
Bonus Room	Main	6' 8" X 5' 3"	2.03 X 1.60	
Bathroom	Main			3-Piece
Bathroom	Main			5+ Piece, Ensuite
Bathroom	Second			3-Piece
Bedroom	Lower	10' 9" X 17' 2"	3.28 X 5.23	
<b>Desc: Also used as a studio</b>				
Bathroom	Lower			4-Piece

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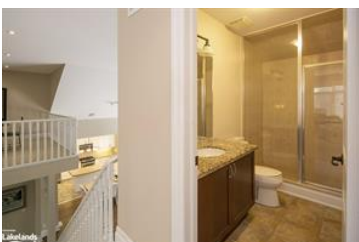
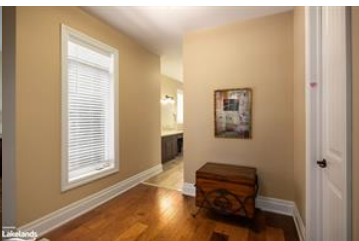
Click the LifeStyle Match button to prioritize which property features matter most to you.

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

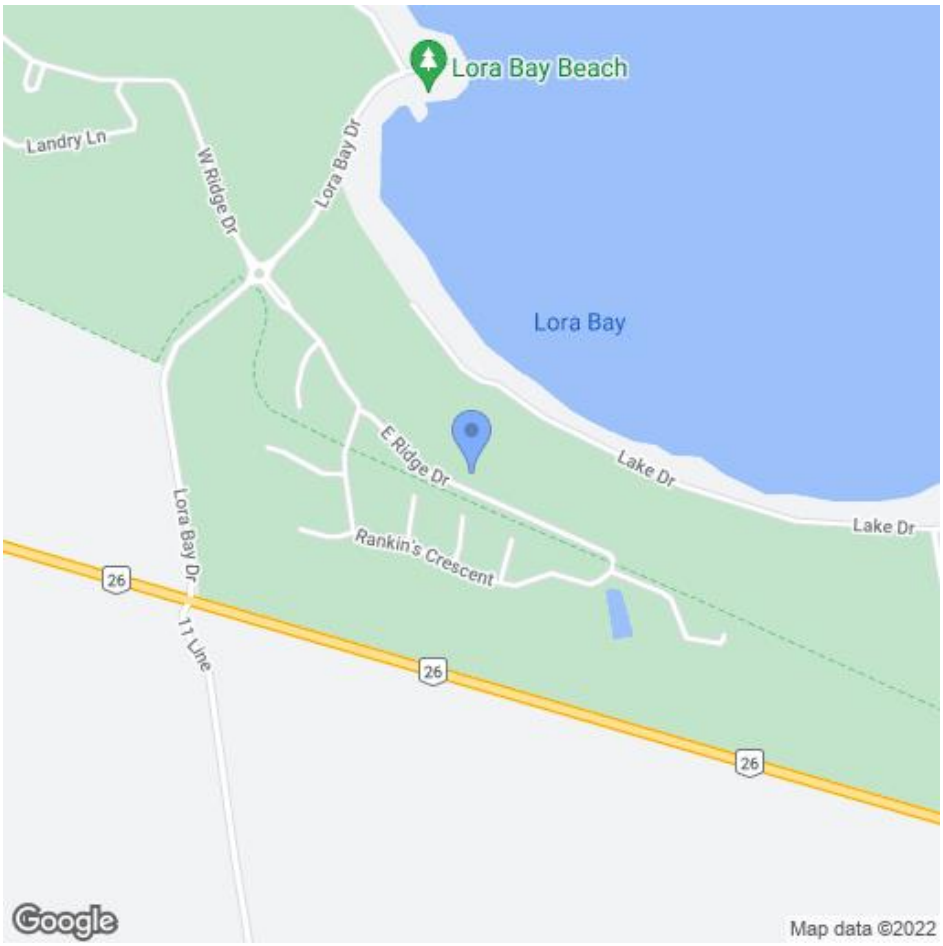
Level:

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