

**Property Features of  
128 West Ridge Dr, Thornbury (Lora Bay)**

**Exterior**

- Built in 2015
- Former model home
- Landscaping, gardens, stone patio, deck and trees lining the property
- Wood siding and stone
- Attached 2 car garage
- Covered front porch
- Lot Front (Ft): 74.80
- Lot Depth (Ft):156.00

**Interior**

- 3 bedrooms
- 2.5 bathrooms
- Bright open concept
- Upper level with sitting area
- Unfinished lower level
- Mudroom/laundry room with access to garage
- Dining room
- Forced air gas heat
- Air conditioning
- Hot water heater(rented)
- Wood floors on main level

**Kitchen/Dining**

- Granite and quartz countertops
- Island with seating for 4
- Stainless steel appliances
- Countertop induction stovetop
- Walk out to deck

**Great room**

- Vaulted ceilings
- Large windows
- Stone surround gas fireplace

**Primary suite**

- High ceilings
- 5pc ensuite bathroom with double shower head
- Walk in closet
- Door leading to private patio

**Upper floor**

- 2 guest bedrooms (1 with ensuite)
- Sitting area
- 5pc bathroom



\*\* 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.

**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
- Restaurant with patio and bay views
- Lora Bay Golf Club
- Georgian Trail
- 2 Beaches
- Members only clubhouse

**Other property info**

- Monthly fee: \$117.80
- Taxes: \$5897 (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**

- Built-in Microwave, Dishwasher, Dryer, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings, Wine Cooler, fridge in basement, drapes/blinds, all lights that are attached to the building, 2 garage door openers

**Exclusions**

- Furniture

**Utilities (approx)**

- Hydro Fee - \$1199/yr
- Gas/Oil Fee - \$1006/yr
- Sewage/Water Fee - \$900/yr
- Hot water tank rental - \$38/mo



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