

128 WEST RIDGE Drive, Thornbury, Ontario N0H 2P0

Client Full
Active / Residential

128 WEST RIDGE Dr Thornbury

MLS® #: 40277821
Price: **\$1,695,000**



Grey/Blue Mountains/Blue Mountains

Bungalow/House

	Beds	Baths	Kitch
Main	1	2	1
Second	2	1	

Beds: **3 (3 + 0)**
 Baths: **3 (2 + 1)**
 SF Fin Total: **2,567 / Plans**
 SF Fin Range: **2001 to 3000**
 AG Fin SF: **2,567.00 / Plans**
 Common Interest: **Freehold / None**
 Tax Amt/Yr: **\$5,897 / 2022**
 Condo Fee/Freq: **117.80 / Monthly**
 Addl Monthly Fees: **\$0.00**

Remarks/Directions

Public Rmks: **Luxury former model home located in the sought after community of Lora Bay in Thornbury. Bright, open concept floor plan with modern finishes throughout and freshly painted exterior and interior! The ideal full time home or weekend retreat away from the city, close to all area amenities. The great room features vaulted ceilings, beautiful light fixtures and gas fireplace, the kitchen is a good entertaining space with a large island equipped with dual temperature bar fridge and seating for 4, built in appliances and walkout to back deck. The spacious primary suite has high ceilings, 5pc ensuite bath with 2 shower heads, walk in closet and walkout to private patio. Also on the main level you'll find a separate dining space with access to the kitchen, laundry/mudroom with access to the 2 car garage and powder room. Upstairs features contemporary glass railing staircase, 5pc shared bathroom, 2 good sized bedrooms; 1 with a walk-in closet and finally a cozy sitting area, perfect for relaxing! The lower level is unfinished and has tons of potential to make it your own, adding 1700 sqft of living space to the home! The exterior boasts a front porch, interlock driveway with ample car space, 2 car garage, beautiful landscaping, mature trees lining the property and a large deck area. Located minutes from Downtown Thornbury and its award winning dining, boutiques, harbour and trails and a short drive to the area's private ski/golf clubs and beaches! Move in and enjoy all that Lora Bay has to offer including golf, restaurant with outdoor patio looking out to the bay, members only clubhouse, many social activities, 2 beaches, recreation centre and more.**

Directions: **ON-26 W of Thornbury, Turn right onto Lora Bay Drive, At the roundabout, take the 3rd exit onto West Ridge Drive.**

Common Elements

Common Element Additional Fee: **0.00**

Common Element/Condo Amenities: **BBQs Permitted, Club House, Exercise Room, Library, Party Room, Pool, Visitor Parking, Other**

Condo Fees: **\$117.80/Monthly**

Pets Allowed: **Yes**

Prop Mgmt Co: **E&H Property Management**

Building Name: **Lora Bay**

Condo Corp #: **0**

Condo Corp Yr End:

Exterior

Exterior Feat: **Deck(s)**
 Construct. Material: **Stone, Wood**
 Shingles Replaced: **2015** Foundation: **Poured Concrete** Roof: **Asphalt Shingle**
 Year/Desc/Source: **2015/Owner/Owner** Prop Attached: **Detached**
 Property Access: **Public Road, Year Round Road** Apx Age: **6-15 Years**
 Pool Features: **Community, Indoor** Rd Acc Fee:
 Garage & Parking: **Attached Garage//Private Drive Double Wide//Interlock**
 Parking Spaces: **8** Driveway Spaces: **6.0** Garage Spaces: **2.0**
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights, Telephone**
 Water Source: **Municipal** Water Tmnt: Sewer: **Sewer (Municipal)**
 Lot Size Area/Units: **/** Acres Range: **< 0.5** Acres Rent:
 Lot Front (Ft): **74.80** Lot Depth (Ft): **156.00** Lot Shape:
 Location: **Urban** Lot Irregularities: Land Lse Fee:
 Area Influences: **Beach, Dog Park, Downtown, Golf, Greenbelt/Conservation, Highway Access, 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 Bay, Trees/Woods, Water**
 View: **Bay, Trees/Woods, Water** Retire Com:
 Topography: **Level** Fronting On: **West**
 Restrictions: **Subdiv. Covenant** Exposure:

Interior


Interior Feat: **Bar Fridge, Built-In Appliances, Countertop Range, Oven Built-in**
 Security Feat: **Carbon Monoxide Detector(s), Smoke Detector(s)**
 Basement: **Full Basement** Basement Fin: **Unfinished**
 Laundry Feat: **Inside, Main Level**
 Cooling: **Central Air**
 Heating: **Forced Air, Gas**

Fireplace: **/Natural Gas** FP Stove Op:
 Under Contract: **Hot Water Heater** Contract Cost/Mo:
 Inclusions: **Built-in Microwave, Dishwasher, Dryer, Garage Door Opener, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings, Wine Cooler, Other**
 Add Inclusions: **fridge in basement, drapes/blinds, all lights that are attached to the building, 2 garage door openers**
 Exclusions: **Furniture**
 Electric Age: **2015** Plumbing Age: **2015** Furnished:
 Furnace Age: **2015** Tank Age: UFFI:

Property Information

Common Elem Fee: **Yes** Local Improvements Fee:
 Legal Desc: **LOT 29, PLAN 16M17**
 Zoning: **R1** Survey: **Unknown/ 2015**
 Assess Val/Year: **\$666,000/2022** Hold Over Days:
 PIN: **371300242** Occupant Type: **Owner**
 ROLL: **424200001519430**
 Possession/Date: **Other/2022-10-31** Deposit: **10% list price**

Brokerage Information

List Date: **06/14/2022**
 List Brokerage: **Royal LePage Locations North (Thornbury), Brokerage** 
 Source Board: **The Lakelands**

Prepared By: STEVE SIMON, Salesperson

Date Prepared: 07/05/2022

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

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Dining Room	Main	15' 5" X 13' 7"	4.70 X 4.14	
Bathroom	Main	0' 0" X 0' 0"	0.00 X 0.00	2-Piece
Kitchen	Main	12' 3" X 18' 3"	3.73 X 5.56	Balcony/Deck
Living Room	Main	27' 10" X 17' 11"	8.48 X 5.46	Cathedral Ceiling, Fireplace, Hardwood floor
Bedroom Primary	Main	23' 3" X 16' 4"	7.09 X 4.98	Cathedral Ceiling, Ensuite, Hardwood floor, Walk-in Closet
Bathroom	Main	0' 0" X 0' 0"	0.00 X 0.00	5+ Piece, Ensuite
Laundry	Main	15' 9" X 6' 11"	4.80 X 2.11	
Bedroom	Second	14' 1" X 11' 10"	4.29 X 3.61	
Bedroom	Second	14' 2" X 10' 2"	4.32 X 3.10	
Loft	Second	13' 0" X 11' 2"	3.96 X 3.40	
Bathroom	Second	0' 0" X 0' 0"	0.00 X 0.00	5+ Piece

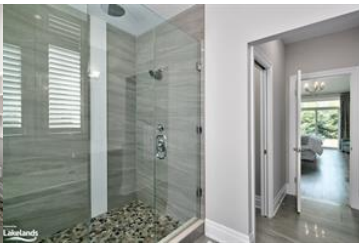
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Click the LifeStyle Match button to prioritize which property features matter most to you.

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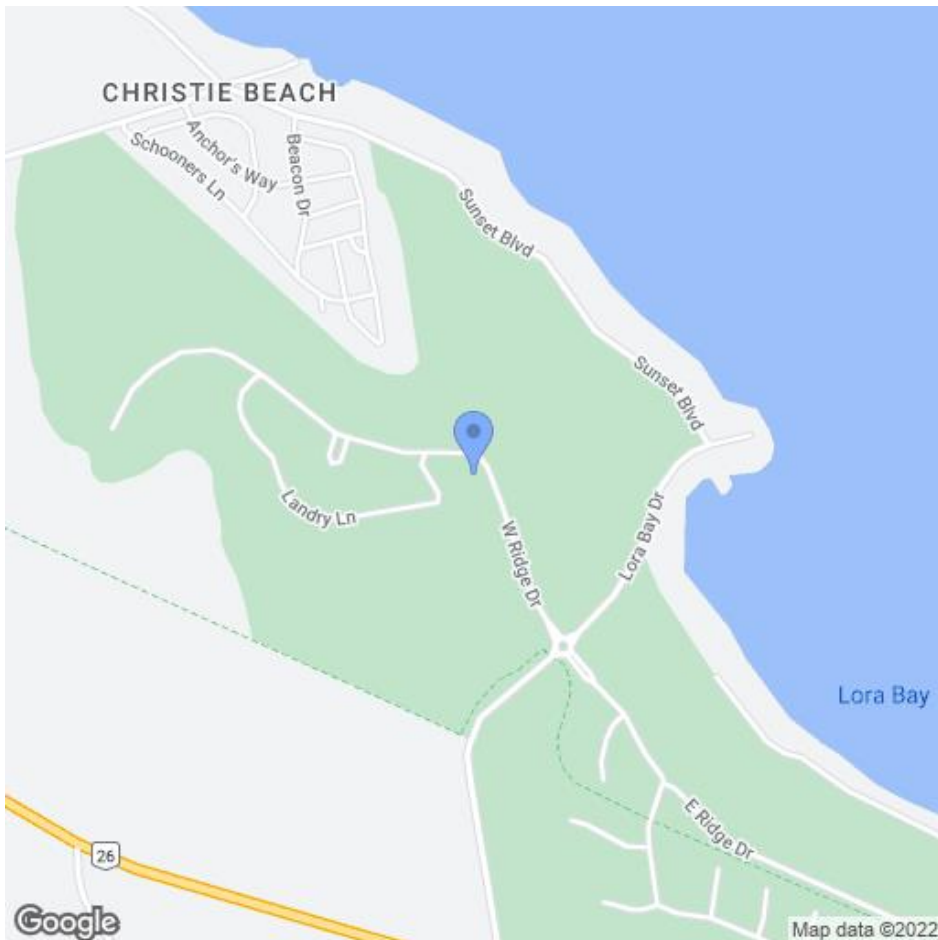
Green Energy Efficient:
 Green Energy Generation:
 Green Indoor Air Quality:
 Green Sustainability:
 Green Water Conservation:
 Energy Certification:
 Date: Level:
 Information Statement:

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