

147 EAST RIDGE Drive, Thornbury, Ontario N0H 2P0

Client Full
Active / Residential Lease

147 EAST RIDGE Dr Thornbury

MLS® #: 40299311
 Price: **\$5,000/Per Month**



Grey/Blue Mountains/Blue Mountains

2 Storey/House

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

Beds (AG+BG): **6 (3 + 3)**
 Baths (F+H): **4 (4 + 0)**
 SF Total: **5,462/Plans**
 SF Range: **3001 to 4000**
 AG Fin SF: **3,210.00/Plans**
 BG Fin SF: **2,252.00/Plans**
 DOM/CDOM: **2/2**
 Pets Y/N: **Restricted**
 Lease Term: **Seasonal**
 Parking Spcs: **8**
 Furnished Y/N: **Yes**
 Addl Monthly Fees: **\$190.00**

Remarks/Directions

Public Rmks: **FALL SEASONAL RENTAL- Available Sept. 1- Dec. 15th. 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. A short drive to Georgian Peaks, Craigleith, Alpine and Blue Mountain Resort. 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. Furnished. Lawn care and snow shovelling included. Tenant to pay utilities. Available for Seasonal Winter Rental beginning Dec. 15th at a different rate.**

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

Exterior

Exterior Feat: **Landscaped, Lawn Sprinkler System, Lighting, Patio(s)**
 Construct. Material: **Stone, Wood**
 Shingles Replaced: Foundation: **Concrete**
 Yr Built Desc: **2007//Owner**
 Mobile Home Yr: Serial Number: **0**
 Property Access: **Public Road, Year Round Road**
 Garage and Parking: **Attached Garage, Private Drive Double Wide, Inside Entry, Interlock**
 Parking Spaces: **8** Driveway Spaces: **6**
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Street Lights, Telephone**
 Water Source: **Municipal** Water Tmnt: Sewer: **Sewer (Municipal)**
 Lot Size Area/Units: **/** Acres Range: **< 0.5**
 Lot Front (Ft): **80.00** Lot Depth (Ft): **179.00**
 Location: **Urban** Lot Irregularities: **80' X 179'**
 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 Improvement: **No**
 Elementary School: **BEAVER VALLEY /Secondary-GBSS/JEAN VANIER**

Interior

Interior Feat: **Air Exchanger, Central Vacuum**
 Basement: **Full Basement, Fully Finished,**
 Laundry Access: **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**
 Electric Age: Plumbing Age: **Furnished: Yes**

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**
 Locker: **None**
 Pets Allowed: **Restricted**
 Building Name: **LORA BAY**
 Balcony: **None**
 Condo Corp #: **0**

Lease/Rental


Tenant Pays: **Heat, Hydro, Natural Gas, Tenant Insurance, Water**
 Owner Pays: **Association Fee, Building Insurance, Building Maintenance, Cable TV, Central Air Conditioning, Common Elements, Exterior Maintenance, Landscaping, Property Taxes, Snow Removal**

Lease Requirements: **Credit Check, Deposit, Lease Agreement, Rental Application**

Ownership:		Tax Amount/Year:	\$8,800/2021
Zoning:	R1	Survey:	Unknown/
Assess Val/Year:	\$939,000/2021	Hold Over Days:	60
PIN:	371300018	Occupant Type:	Owner
ROLL:	424200001524318	Deposit:	5000

Possession/Date:	Flexible/2022-09-01	Sublease Y/N:	No
Prop Mgt Contact:		Local Improvements Fee:	No
Building Name:	LORA BAY	Survey:	Unknown/
Common Elem Fee:	Yes	Hold Over Days:	60
Zoning:	R1	Occupant Type:	Owner
Assess Val/Year:	\$939,000/2021	Deposit:	5000
PIN:	371300018		
ROLL:	424200001524318		
Possession/Date:	Flexible/2022-09-01		

Brokerage Information

List Date: **07/21/2022**
 List Brokerage: [Royal LePage Locations North \(Thornbury\), Brokerage](#) 
 Source Board: **The Lakelands**

Prepared By: Steve Simon, Salesperson

Date Prepared: 07/23/2022

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

MLS® #: 40299311

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
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	
<u>Desc:</u> Also used as a studio				
Bathroom	Lower			4-Piece

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