

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

Exterior

- Built in 2006
- Backs Lora Bay golf course
- Bay views
- Patios
- Attached 2 car garage
- Large covered front porch
- Landscaped gardens front, back and side yard
- Permacon Vendome Paving Stones used for driveway

Interior

- 4 bedrooms
- 3 bathrooms
- Open concept
- Great room
- Kitchen/dining space
- Upper level
- Unfinished lower level
- Den/bedroom
- Laundry room
- Forced air gas heat
- Wood floors throughout
- Wood beams
- Wood ceilings

Kitchen/Dining

- Island with seating
- Plenty of cupboard space
- Door leading to laundry room with pantry and storage
- Dining space with double doors leading outside

Great room

- Tall ceilings
- Big windows with bay views
- Stone surround wood burning fireplace
- Wood beams

Primary suite

- Expansive size bedroom
- 5pc ensuite bathroom
- Walk in closet
- Doors leading outside to the patio area

Upper floor

- 2 good sized bedrooms
- Large office space
- 3pc shared bathroom



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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

- Restaurant
- Resident only access to Lodge with fitness centre included in monthly fee
- Lora Bay Golf Club
- Georgian Trail
- 2 Beaches

Updates

- Permacon Vendome Paving Stones - driveway 2015 - \$18,875
- Side yard landscape 2015 - \$1,765
- Backyard/Front yard landscaping (armour stone, patio; firepit; hot tub; shed) 2019 - \$55,000
- Exterior painting 2018 - \$10,000

Other property info

- Monthly fee: \$249
- Taxes: \$7848
- 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

- Fridges (2), convection stove, dishwasher, microwave, washer, dryer, garburator
- All window coverings, Garage door opener, central vac and attachments, generator, all elf and ceiling fans, sump pumps, two bar stools in kitchen, TV and mount and speaker in great room, hot tub, ping pong table in basement, gas barbeque

Utilities (approximate)

- Hydro Fee - Approx. \$2200/yr
- Gas/Oil Fee - Approx. \$1300/yr
- Sewage/Water Fee - \$1000.00/yr
- Rental equipment - Water Heater (\$42/mth); Furnace (\$82/mth); AC (\$82/mth)



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