

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

Exterior

- Built in 2018
- Georgian Bay views
- Exterior wood siding
- Cedar deck with gas line direct to BBQ
- Fran Moore 2023 Designer of the Year (MOD Design) did the landscape design
- Retreat Landscape did the landscape install
- Irrigation system
- Water feature
- Garage along with double kayak rack
- Built in LUTRON system for front porch lights which can be controlled from anywhere via phone
- Two Fim deck mounted P-series umbrellas on back deck

Interior

- Interior design work was done by Gillian Gillies – a Toronto designer
- 4 bedrooms
- 3.5 bathrooms
- Total sqft finished: 2749sqft
- Above ground finished: 2530sqft | Lower partially finished: 219sqft | Lower unfinished: 1105sqft
- Great room
- Kitchen
- Dining space
- Laundry room on main level with access to garage
- Office/bedroom with twin murphy beds and built-ins done by California closets (2019)
- Partially finished lower level
- Wifi enabled LENNOX i-comfort thermostat which can be monitored and controlled from anywhere via phone

Kitchen

- Bay Bloor wired ceiling speakers
- High end appliances
- Bar fridge
- Peninsula with seating
- Open concept, leads to great room
- Doors leading outside to the deck

Great room

- Large windows
- Walk out to back deck
- Bay views
- Bay Bloor wired ceiling speakers
- Built ins under TV
- Built in fireplace

Primary suite

- Large space with cathedral ceilings
- Walk out to private deck
- 5pc ensuite bathroom
 - Bath tub
 - Walk in shower
 - Double sink and vanity
 - Toilet



** 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.

Upper floor

- 2 guest bedrooms
- 4pc shared bathroom
- Bonus area

Lower level

- Partially finished
 - Bedroom
 - 4pc bathroom
- 1105sqft of unfinished space, ideal for a large rec room

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

- Landscaping, irrigation and deck 2019/2020
- 18kw generator 2022
- General interior decor; built-ins (closets and bedroom) 2020
- Storage shelving basement and garage 2020
- Electrical (interior, garage and exterior) 2019
- Phantom front screen door 2020

Other property info

- Monthly fee: \$105.63 (approx/subject to change)
- Taxes: \$6401 (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

- All appliances: dishwasher, stove, refrigerator, wine fridge, washer, dryer, built-ins (incl mattress for twin murphy bed in upstairs bedroom/office), Two deck mounted P-series umbrellas on back deck, BBQ

Exclusions

- Furniture, art

Utilities (approximate)

- Hydro Fee - Approx \$750/2023. (based on being away all winter)
- Gas/Oil Fee - Approx. \$1404.00/2023
- Sewage/Water Fee - Approx \$1200/2023 (lawn irrigation)
- High efficiency water heater (Vista) 68.99/month - transferable



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