

Property Features of 122 West Ridge Drive, Thornbury

Exterior

- Located next to the driving range at Lora Bay Golf Club
- 2 car garage with high ceilings
- Paved driveway
- Expansive Composite deck with glass railings
- Landscaping - garden beds and 6ft cedar hedge

Interior

- 4 bedrooms
- 3 bathrooms
- Great room
- Kitchen/dining
- Finished lower level
- Laundry room
- Den/flex space
- Fabric Blinds throughout home
- Hickory hardwood floors on main level

Great Room

- High ceilings
- Gas fireplace
- Tons of light

Kitchen/Dining

- Stone backsplash
- Coffee/wine bar
- Gas stove, refrigerator, dishwasher, built in microwave
- Doors leading out to the back deck

Primary Bedroom Suite

- Sliding doors leading out to the back deck
- Large Walk in Closet
- Ensuite bath

Primary ensuite

- 4pc
- Freestanding soaker tub
- Glass and tile shower

Lower level

- Rec room
- Engineered Hardwood floors
- 2 bedrooms
- Den/flex space
- 3pc bathroom
- Laundry room

Area

- Minutes from Thornburys award winning dining, boutiques, harbour and coffee shops.
- A short drive to Blue Mountain, Collingwood and private ski/golf clubs



** 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.

Other details

- Monthly Home Owner Association Fee \$116
- Taxes (2020): \$5,785.23

Lora Bay Amenities

- Rec centre with indoor pool
- Clubhouse with restaurant
- Lora Bay Golf Club
- Georgian Trail
- 2 Beaches

Utilities approx. for a year

- WATER \$778.12
- ELECTRICITY \$747.62
- GAS \$770.11

Inclusions

- Fridge, Dishwasher, Stove, Microwave, Humidifier, Washer, Dryer, Blinds throughout

Exclusions

- Dining Room Chandelier
- Bidet toilet seat in the primary bathroom

Upgrades

- New humidifier - February 2021
- New central vac (2020)

Main level (2020)

- New Hickory Hardwood Floors - 8" wide planks
- New Pot lights throughout
- Wine / Coffee Bar/Niche
- Tiled wall in Kitchen and Coffee Area
- Fabric Blinds throughout home - all windows

Lower Level (2020)

- Completely finished lower level of home
- Engineered Wood Flooring
- New 3 piece Bathroom
- Washer and Dryer

Exterior (2020)

- Composite Outdoor Deck
- Glass Railings on Deck
- Paved Driveway
- New 6' high cedar hedge
- 3 new garden beds, complete with topsoil and mulch - ready for plants in the Spring!



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