

# \$2,199,000 - 135 EAST RIDGE Drive

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## Listing ID: 40542193

**\$2,199,000**

4 Bedrooms, 3 Bathrooms, 2752

Single Family

135 EAST RIDGE Drive, Thornbury,  
Ontario, N0H2P0

Immaculate 4-bed, 3-bath home nestled in Lora Bay, offering an incredible lot backing onto the beautiful Lora Bay golf course, across the street from the Georgian trail. Step inside to discover a meticulously maintained residence boasting a wealth of desirable features. Close to private ski and golf clubs. The main level greets you with a warm ambiance, highlighted by wood ceilings and beams throughout. An open-concept layout creates a spacious feel, complemented by large windows and tall ceilings. Gather around the stone-surround wood-burning fireplace in the inviting living area, perfect for cozy evenings. The well-appointed kitchen features a central island ideal for entertaining. Adjacent to the kitchen, the dining space offers seamless indoor-outdoor flow with a walkout to the patio, where you can dine alfresco. Convenience meets functionality on the main level with a large laundry room boasting ample storage and pantry space, as well as direct access to the 2-car garage. The expansive primary suite exudes luxury with vaulted ceilings, a private walkout, a huge 5-pc ensuite bath, and a spacious WIC. An additional den space provides versatility for various lifestyle needs. Upstairs, 2 generously sized beds, an office, and a 3-pc

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bath offer accommodation for family or guests. The lower level presents an exciting opportunity for customization, with an unfinished space awaiting your creative vision to expand the living area of the home. Outside, enjoy the beauty of the meticulously landscaped yard featuring a backyard patio with fire pit, hot tub area, shed, and stunning front yard landscaping with armour stone accents. Updates include exterior painting in 2018, extensive landscaping completed in 2019 and side yard landscaping in 2015. Located just minutes from Thornbury, Lora Bay offers a host of amenities, including a golf course, a delightful restaurant, a members-only lodge, a gym, and two beautiful beaches.  
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