



Price: \$1,280,000	MLS® #: 20102165
Status: Active	PID #:
	Roll #: 4242000015243900000
Legal Descr.: PLAN 16M-2 LOT 96	
Address: 171 EAST RIDGE DR	
City: THE BLUE MOUNTAINS, N0H 2P0	
Side of Road: East	
PKA / Body of Water: LORA BAY	
Elem Schl: THORNBURY	
Sec. School: MEAFORD	
Lot Size: 71 X 189'	District: TB
Water Frontage:	Sub-Dist: TC
SQ.FT. above: 3,508	Zoning: RES
Total Finished SqFt: 5372	Occupancy: Owner
List.Date: 26-APR-2010	Possession: TBA
	Exp.Date: 30-MAY-2010

Directions Hwy 26 to Lora Bay Dr, south on East Ridge Dr to sign
Show.Instr.

Type: Single Family	HVAC: Natural Gas, Forced Air, Radiant	Exterior: Wood
Style: 2 Storey	Garage Type: Attached, Double, Other	Driveway: Gravel
Title to Land: Freehold	Water: Municipal	Found/Basement: Concrete, Fully Finished
Property Size: Under 0.5 Acres	Sewer: Municipal	Features: Deck/Patio, Central Air, Central Vacuum, Air Exchanger, Alarm System, Whirlpool Tub, Ensuite, Main Floor Laundry, Gas Fireplace, Main Floor Master
Land Features: Landscaped, View	Services: Electricity, Telephone, Cable, Natural gas, Garbage, High Speed Internet	Roof: Asphalt Shingle
WF Features:	Rental Equipm.: None	Flooring: Carpet, Wood, Ceramic/Marble

Easement/Restrict.: **Sub.Div. Covenants**

Inclusions dishwasher,fridge,stove,microwave,washer,dryer,central vac>window coverings,water softener,hot tub,garage door opener
Exclusions nil
Remarks Enjoy the fabulous view from this beautiful custom blt 5 bdrm 5 1/2 bathrm home on one of the most spectacular lots in Lora Bay.Open concept gourmet kit w/lrg island for entertaining,liv rm w/wood burning f/place,din rm all w/wall-to-wall windows overlooking Georgian Bay.Mstr on main lvl w/ensuite & gas f/place & french doors to terrace also enjoying the view. 3 lrg bdrms on 2nd flr all w/ensuites.Lower lvl fin w/lrg bright fam rm w/gas f/place,bdrm & 3pc bath.Fabulous spa area w/dual steam/sauna,cange rm & sep stairway leading to outdoor hot tub - perfect after a day of golf or skiing.Some of the extra features incl laundry shute from 2nd flr,beautiful reclaimed hemlock wood flrs,soap & stone counters in kitchen,security alarm,smart wired inside & out & many more.Lora Bay is a true community w/golf course & sandy beachfront for swimming or kayaking.This house is not a drive-by - you must see this. Visit virtual tour www.propertiesofbluemountain.com

Price Changes

Bedrooms: 4+1	Sign: Yes	UFFI: NO	Add.Mo/Yr Fee: NO
Bathrooms: 5 \ 1	Lockbox: Yes	SPIS: Yes	Garage: Yes
Rental Income:	Road: Public	Survey: No	Property Manager: E & H PROPERTY MGMT
Yr.Built: 2006			Waterfront: No

Floor	Room	Size	Floor	Room	Size
LOWER LEVEL	FAMILY ROOM	29.5 X 27.11'	MAIN FLOOR	LAUNDRY	9'9 X 8'
MAIN FLOOR	LIV/DIN COMBINATION	28.5 X 18.7'	LOWER LEVEL	BEDROOM	13'7 X 10'8
MAIN FLOOR	KITCHEN	18.3 X 17.2'	MAIN FLOOR	FOYER	12'1 X 8'10
2ND FLOOR	BEDROOM	14'4 X 21'2	MAIN FLOOR	OTHER	17'11 X 9'7 (MUD RM)
2ND FLOOR	BEDROOM	11'4 X 11'7	MAIN FLOOR	BATH (# pieces 1-6)	2 PC + 4 PC
2ND FLOOR	BEDROOM	15'3 X 12'1	2ND FLOOR	BATH (# pieces 1-6)	3 PC (X3)
MAIN FLOOR	MASTER BEDROOM	22'4 X 14'	LOWER LEVEL	BATH (# pieces 1-6)	3 PC

Assessment: **\$** Taxes: **\$7251 (2010)**

Condo Fee: **139** Condo Corp Year End: **NOV 30** Mobile/Leased Land F:

Seller Name: **LORRAINE CAPPUCCITTI** Home Tel.: Bus.Tel.:

Listing Office: **CENTURY 21 Offord Realty Ltd., Brokerage (Thornbury) 519 599-3300 (FAX: 519 599-2368)** Listing Agent: **SUSAN M. BOADWAY - sue.marilyn@propertiesofbluemountain.com**
 Listing Agent: **MARILYN MARY ROSE DOUGLAS - sue.marilyn@propertiesofbluemountain.com**

SP: **2.5%+tax**

All data is subject to Errors, Omissions or revisions and is not warranted. (27-APR-2010 17:14 EDT)