

Property Features of
134 Louisa St E, Thornbury

Exterior

- Custom built home
- Walking distance to Downtown Thornbury
- Private backyard surrounded by trees
- Patio space
- Heavy 45-year fibreglass roof shingles
- Covered front porch
- Large rear covered patio with power privacy/wind screen
- Security system
- Oversized double garage attached
- Lot size 88 x 165
- Taxes: \$7894

Interior

- 5800sqft
- 5 bedrooms
- 4 bathrooms
- Great room
- Kitchen/dining
- Office
- Finished lower level
- Main floor laundry room
- Oak staircases with “in-step” lighting
- NEST smart thermostat for heat/AC
- Air exchanger
- Central vac
- Entrance to basement through garage

Kitchen/Dining

- Coffered ceiling in dining room
- Granite countertops
- Upgraded cabinets

Great room

- 50” modern horizontal fireplace in great room
- Floor-to-ceiling windows
- Stone surround fireplace

Primary suite

- Walk in closet
- 5pc ensuite with heated floor

Upper level

- Family room/den
- Guest bedroom with walk in closet
- 3pc bathroom



** 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.

Lower level

- Rec room with gas fireplace
- 2 guest bedrooms
- 4pc bathroom
- Storage space

Inclusions/exclusions

- Inclusions: All matching premium appliances - washer, dryer, dish washer, stove, fridge, microwave
- GENERAC 23kw automatic generator will power entire house during outage
- 9x12 garden shed solid wood (board & batten) with floor and HYDRO
- Exclusions: Beachcomber hot tub, tv's and sound system

Utilities

- Hot water tank (Owned) - natural gas with computerized circulation to bathrooms
- Hydro (incl. hot tub) average \$170 per month
- Gas (incl. water heater) average \$235 per month
- Water average \$80.00 per month

Area Influences

- Arts Centre, Beach, Dog Park, Downtown, Golf, Highway Access, Hospital, Lake Access, Lake/Pond, Landscaped, Library, Major Highway, Marina, Open Spaces, Park, Place of Worship, Playground Nearby, Public Parking, Quiet Area, Rec./Community Centre, School Bus Route, Schools, Shopping Nearby, Skiing, Trails, Other



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