

134 LOUISA Street E, Thornbury, Ontario N0H 2P0

Client Full
Active / Residential

134 LOUISA St E Thornbury

Listing ID: 40537911

Price: \$2,590,000



Grey/Blue Mountains/Blue Mountains

Bungalow/House

	Beds	Baths	Kitch
Lower	2	1	
Main	2	2	1
Second	1	1	

Beds (AG+BG): **5 (3 + 2)**
 Baths (F+H): **4 (3 + 1)**
 SF Fin Total: **5,824**
 AG Fin SF Range: **3001 to 4000**
 AG Fin SF: **3,368/Plans**
 BG Fin SF: **2,456/Plans**
 DOM: **1**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$7,894.00/2023**

Remarks/Directions

Public Rmks: Fantastic 5 bed, 5800 sqft home nestled in the heart of Thornbury, offering the perfect blend of convenience and luxury living. Situated within walking distance to downtown restaurants, coffee shops, and boutique stores, this property promises a lifestyle of ease and enjoyment. Boasting 5 beds and 4 baths, this residence is ideal for families or those who love to entertain. The fully finished lower level adds valuable living space. The expansive main floor impresses with its open-plan layout, featuring a spacious kitchen/dining area complete with an island/bfast bar, granite counters, upgraded cabinets, stunning coffered ceiling over dining space and walkout. The great room has floor-to-ceiling windows, stone surround gas fp, and abundant natural light. Additionally, the main floor features a large primary suite with 5pc ensuite bath with heated floors and WIC, laundry/mudroom with access to the oversized 2-car garage, office space & guest bed. Upstairs, a family room offers a cozy retreat and Bay views, accompanied by a bedroom and bath, perfect for accommodating guests. The lower level has a generously sized rec room with gas fp, 2 beds and bath. Additional entrance from the garage. Outside, your own private oasis awaits, enveloped by mature trees for privacy. A covered patio with power and privacy screen provides an ideal setting for outdoor entertaining. The front of the house boasts a covered front porch and ample parking space. Embrace modern living with the NEST smart thermostat, ensuring optimal comfort and energy efficiency with every season. Rest easy under the protection of heavy 45-year fiberglass roof shingles, providing durability and peace of mind for years to come. This residence is ideally located close to the areas private ski and golf clubs, offering year-round recreational opportunities. Walking distance to the harbour, beach and everything downtown Thornbury has to offer, it is the ideal location!

Directions: From HWY 26 towards Thornbury, turn left onto Elgin St S and left onto Louisa St E

Exterior

Exterior Feat: **Hot Tub, Patio(s), Privacy**
 Construct. Material: **Stone, Wood, Other**
 Shingles Replaced: **Foundation: Concrete**
 Year/Desc/Source: **//**
 Garage & Parking: **Attached Garage//Private Drive Double Wide//Paver Stone Driveway**
 Parking Spaces: **6** Driveway Spaces: **4.0** Garage Spaces: **2.0**
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Telephone, Other**
 Water Source: **Municipal** Water Tmnt: **< 0.5** Sewer: **Sewer (Municipal)**
 Lot Size Area/Units: **/** Acres Range: **165.00**
 Lot Front (Ft): **88.00** Lot Depth (Ft): **165.00**
 Location: **Urban** Lot Irregularities:
 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**

Topography: Fronting On: **East**

Interior

Interior Feat: **Air Exchanger, Central Vacuum, Other**
 Basement: **Full Basement** Basement Fin: **Fully Finished**
 Cooling: **Central Air**
 Heating: **Fireplace, Forced Air, Gas**
 Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Other**
 Add Inclusions: **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**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PT LT 11 NE/S LOUISA ST, 12 NE/S LOUISA ST PL THORNBURY PT 6, 16R3330; THE BLUE MOUNTAINS**
 Zoning: **r1** Survey: **Unknown/**
 Assess Val/Year: **\$856,000/2023** Hold Over Days:
 PIN: **371410133** Occupant Type: **Owner**
 ROLL: **0**

Possession/Date: **Other/**

Deposit: **5%**

Brokerage Information

List Date: **02/06/2024**
List Brokerage: **Royal LePage Locations North (Thornbury), Brokerage**

Source Board: The Lakelands Association of REALTORS®
Prepared By: Steve Simon, Salesperson
Date Prepared: 02/07/2024

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Bathroom	Main			2-Piece
Bathroom	Main			5+ Piece
Bedroom	Main	10' 10" X 14' 1"	3.30 X 4.29	
Dining Room	Main	16' 5" X 11' 2"	5.00 X 3.40	
Kitchen	Main	16' 5" X 13' 0"	5.00 X 3.96	
Living Room	Main	20' 3" X 33' 2"	6.17 X 10.11	
Office	Main	15' 0" X 14' 8"	4.57 X 4.47	
Bedroom Primary	Main	15' 0" X 14' 11"	4.57 X 4.55	
Bathroom	Second			3-Piece
Bedroom	Second	17' 6" X 13' 7"	5.33 X 4.14	
Family Room	Second	15' 7" X 28' 11"	4.75 X 8.81	
Bathroom	Lower			4-Piece
Bedroom	Lower	14' 9" X 12' 4"	4.50 X 3.76	
Bedroom	Lower	14' 9" X 17' 0"	4.50 X 5.18	
Recreation Room	Lower	20' 1" X 27' 9"	6.12 X 8.46	

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Click the LifeStyle Match button to prioritize which property features matter most to you.

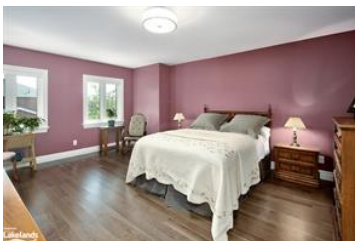
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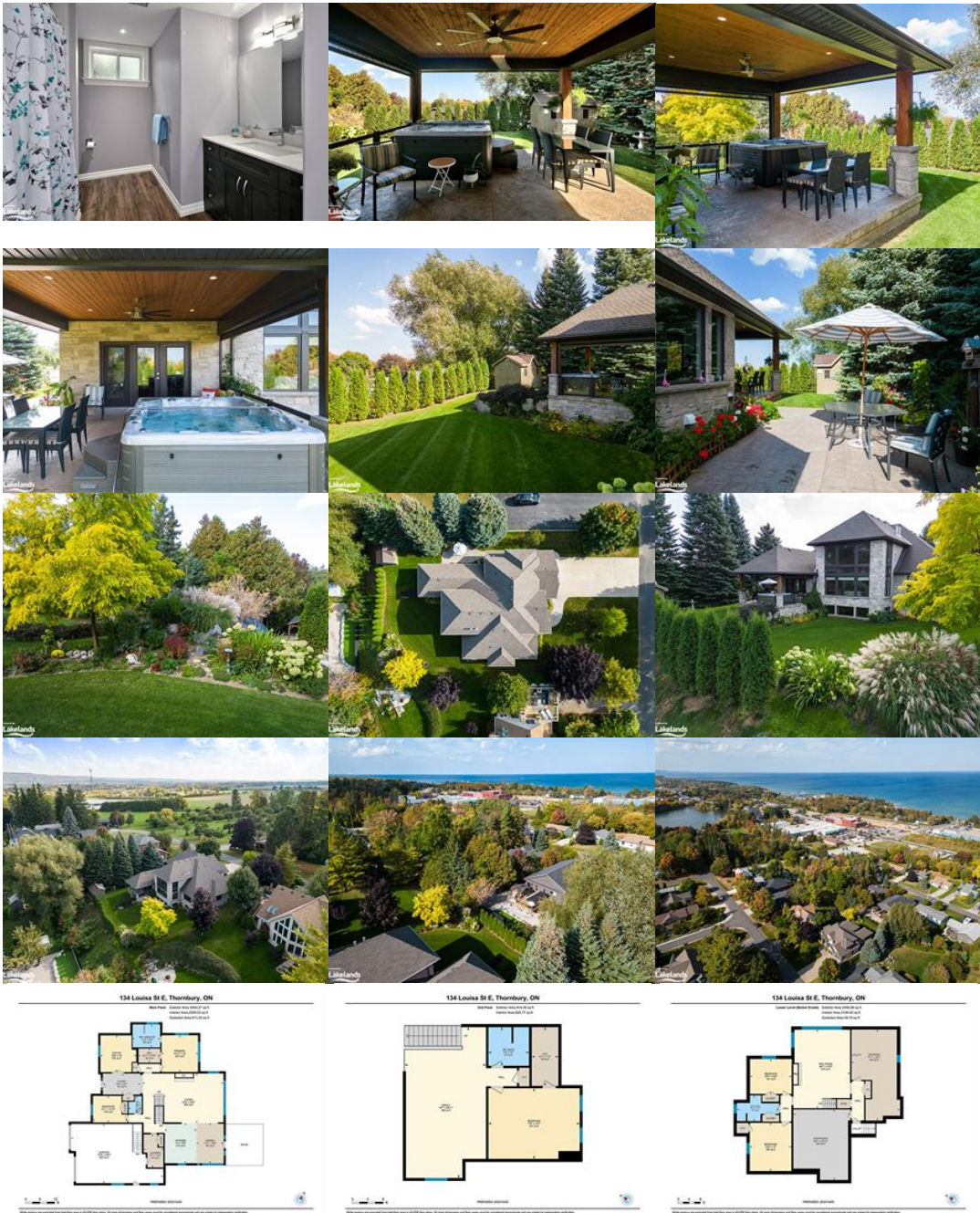
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Green Energy Generation:
Green Indoor Air Quality:
Green Sustainability:
Green Water Conservation:
Energy Certification:
Date:
Information Statement:

Level:

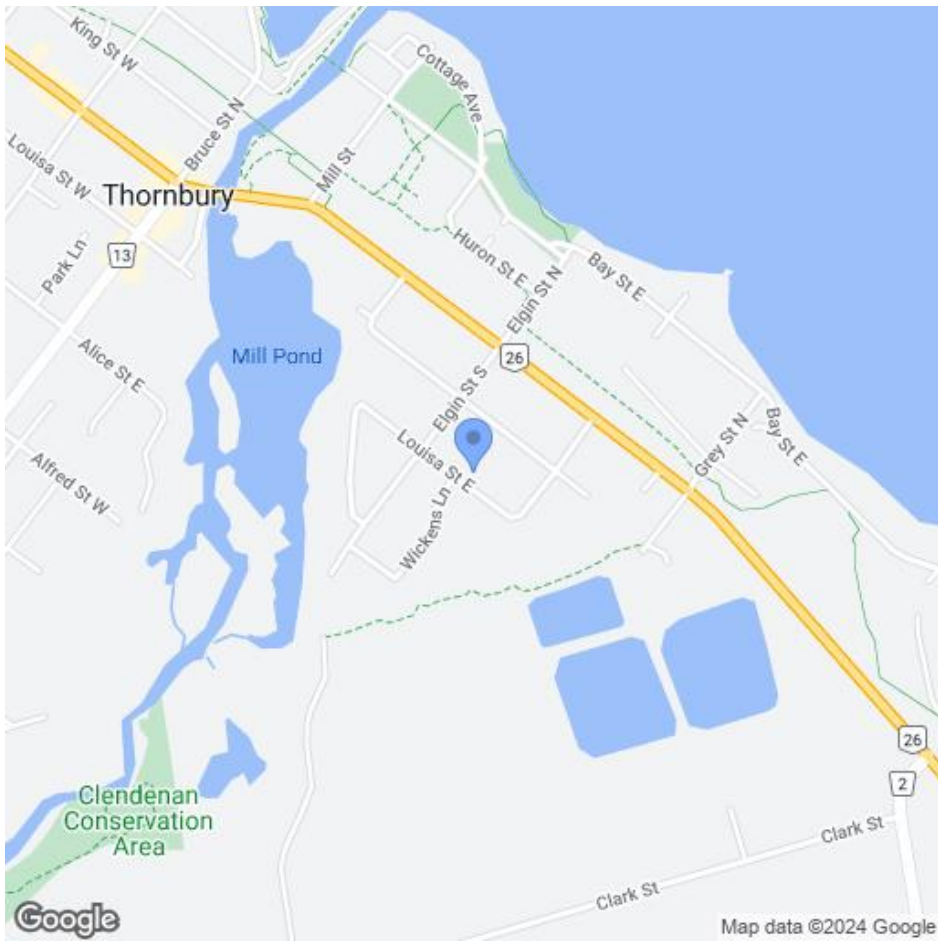
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