

# \$1,399,000 - 41 LOUISA Street W

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## Listing ID: 40336268

**\$1,399,000**

4 Bedrooms, 3 Bathrooms, 3300

Single Family

41 LOUISA Street W, Thornbury, Ontario,  
N0H2P0

Thornbury Century home filled with character in a prime location. Walk to shops, restaurants and the Harbour. This well-loved family home is located in a prime location in the quaint Town of Thornbury. A mix of old and new with 3 additions over the years. 4 beds, 3 baths, renovated kitchen, living and dining with beautiful crown moulding and fine detail, large family room with wet bar, an enclosed year-round indoor endless exercise pool room and French doors to the outdoor patio and BBQ as well as finished lower-level rec room with antique wood stove. Zoning is residential with commercial mix. One of the additions includes a multi purpose area, currently used as a business office, a den/bedroom and 3-pce bath, plus a separate finished basement area used as a games room. This addition with separate outdoor access, tile and carpet flooring, could be a fabulous separate In-Law/ Nanny suite with its' own finished basement area or home business. So many possibilities are awaiting your touch and imagination. Gas heating, wood fireplace in liv. room, new electrical and plumbing when additions added. This 4300 sq. ft. home has low utility costs. Separate 1 ½ car fully insulated garage with separate fuse panel. Gorgeous grounds &

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mini-orchard with 5 fruit trees! Prestigious location in town, steps to everything you could ask for, minutes to drive to so many lifestyle choices offered in this desirable area. This is a one-of-a-kind opportunity. (id:37775)

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Listing Office: Chestnut Park Real Estate Limited (Collingwood) Brokerage