

\$1,595,000 - 81 BARING Street

Listing ID: 40360503

\$1,595,000

3 Bedrooms, 2 Bathrooms, 2.49 acres

Single Family

81 BARING Street, Thornbury, Ontario,
N0H2P0

A rare offering - 3 bedroom, 2 bathroom new home set on 2.49 acres within the Town of Thornbury fronting on Alfred Street with an open hillside view to the west! A short bike ride to Beaver Valley Community School, the library or downtown. And a short walk to the soccer fields or Tomahawk Golf Course. This compact floor plan of 1,580 sq ft features an open concept kitchen, dining and living room with a sliding door walk out to a south facing deck overlooking a peaceful landscaped side yard. The main floor primary with en-suite bathroom and walk in closet is bright and private. Both the large front door & mud room entries lead to clothing storage, seating and a heated closet. There is direct access from the single car attached garage to the mudroom and the main floor laundry room with walk out to the back deck. Upstairs, two large guest rooms with a shared 3 piece bath between and an office / library or homework room with a view. A well designed and well built house, with ample open land to develop further improvements such as a detached garage/workshop building, or a swimming pool, a tennis court or a pond. An 'air to air' heat pump with hot water backup heating, AC, HRV and natural gas hot water boiler

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are among the home's mechanical services. An abundant private water well serves the house so you can water as much as you like with no charges. The home is on a septic system, so no sewer charges either. Total utility costs for natural gas and hydro were less than \$3,000 last year, including the hydro costs to charge a Tesla for 36,000 km of driving. This unique 2.49 acre home has a private setting, a great western view and a large property to enjoy the 'country lifestyle' with an in-town location. (id:37775)

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