

**Property Features of**  
**145 Bruce St S, Thornbury**

**Exterior**

- Built: 1928 and known as the 'Carr House'
- Set on a large double lot
- Walking distance to Downtown Thornbury
- Backyard oasis
- In-ground pool with kiddie pool area
- Gazebo
- Balcony
- Mature trees and many perennial gardens
- Garage is currently used as a studio with a sink and heated floors - can easily be converted back to a garage
- Water Source: Municipal
- Sewer: Municipal
- Lot Front (Ft): 123
- Lot Depth (Ft): 205
- Taxes: \$6559 (approx)
- Roof: Metal

**Interior**

- About 3600 sqft
- 4 bedrooms (one currently used as an office)
- 2.5 bathrooms
- Pocket doors and stained glass panels
- Built in china cabinets
- Floors, doors and panelling are quarter sawn oak
- Library
- Office that could easily be converted to a guest bedroom
- Living room
- Kitchen
- Second level
- Lower level
- Access to balcony
- Water heater owned

**Kitchen**

- Custom range hood
- Gas stove
- Large island with seating
- Eat in area
- Stone counters
- Open plan, looking down to the living room

**Living room**

- Stone surround wood burning fireplace
- Large windows
- Bright space with coffered ceilings

**Library room**

- Front of the house
- Made from gum wood



\*\* 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.

- Gas fireplace

#### **Family room**

- Two backlit stained glass windows
- Wood/glass cabinets
- Gas fireplace

#### **Second level**

- 2 guest bedrooms
- 4pc guest bathroom
- Primary suite
- 5p ensuite bathroom

#### **Primary suite**

- 5pc ensuite bath
- Big walk in closet
- Private balcony

#### **Lower level**

- 224sqft rec room
- Tons of storage space
- Laundry room

#### **Inclusions**

- Inclusions: Pool equipment, appliances (dishwasher, wine fridge, fridge, gas stove, custom hood, microwave, washer, dryer)

#### **Updates (approx dates)**

- Washer/Dryer replaced in 2024
- Backyard buildings and gazebo restored 2020
- Cement pool completely resurfaced in 2019 with Pebble Tec and new tiles
- Payne air conditioner installed in approximately 2019
- Rubbai Tankless water heater
- Outside fence installed 2023

#### **Other**

- Area Influences: Beach, Dog Park, Downtown, Golf, Highway Access, Hospital, Lake/Pond, Landscaped, Library, Major Highway, Marina, Open Spaces, Park, Place of Worship, Playground Nearby, Public Parking, Quiet Area, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails, Other
- Current owners are only the 3rd owners
- Original builders specs available and original keys to most of the doors

#### **Utilities (approx)**

- Hydro - \$2,891/yr
- Gas - \$5,738/yr
- Water - \$2,214/yr



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