

104568

Property No: 195250



1 LEMON STREET  
Thornbury, ON, N0H 2P0

3 Bedrooms  
3 Bathrooms  
1,584 Square Feet

**\$564,000**



Royal LePage Locations  
North Brokerage

(800) 886-4713

## Home for Sale

THORNBURY: Mobility-Friendly Bungalow! This bright 3 bdrm, 3bth home in the heart of Thornbury has been tastefully customized to accommodate the needs of the mobility-challenged. The main level offers open-concept living/dining/kitchen w/cherrywood cabinetry, large island w/bar stools, gas F/P, walk-out to deck, European tiltwindows w/honeycomb shades, master bdrm w/customized 3-pce en suite w/in-flr heating, roll-in shower, height-adjusted sink, assist bars, as well as a 2nd bdrm & another 3-pce bth w/washer and dryer. The lower level is accessed by a wide staircase w/stair-chair lift. On this level you will find a rec room, a 3rd bdrm, 4-pce bathroom, as well as a large office/workshop w/kitchenette & door leading out to the side yard & a mudroom w/inside entry & ramp to the insulated single-car garage. The lower level could potentially become an in-law suite, caregiver's accommodation, at-home office or rental income apt. Located close to downtown, library & school.

Estimated Mortgage Rate

**\$2,238 / month**

based on 20% down at 3.44

Thornbury  
Home for Sale



1 LEMON STREET, Thornbury, Ontario,  
N0H 2P0

Call or visit to schedule your viewing  
[MoveMe.To/id/104568](https://MoveMe.To/id/104568)

1 LEMON STREET

Rooms

Mud room	Basement	15' 5" x 13' 9"
4pc Bathroom	Basement	
Workshop	Basement	22' 6" x 11' "
Bedroom	Basement	15' " x 11' 4"
Recreation room	Basement	22' 9" x 10' "
3pc Bathroom	Ground level	22' 9" x 10' "
Bedroom	Ground level	14' 4" x 13' 6"
3pc Ensuite bath	Ground level	13' " x 7' 7"
Kitchen	Ground level	14' " x 13' "
Living room	Ground level	13' " x 16' "
Master bedroom	Ground level	15' 5" x 13' 9"
Dining room	Ground level	11' " x 12' 6"

Additional Features

Cooling: Air exchanger, Central air conditioning

Heating: Forced air

Fireplace: Other - See remarks (Gas)

Flooring: Carpeted

Foundation: Poured Concrete

Exterior: Vinyl siding

Appliances: Central Vacuum, Washer, Dishwasher, Stove, Dryer, Refrigerator, Window Coverings



Listing provided by Century 21 Millennium Inc., Brokerage (Thornbury). To schedule a viewing call (800) 886-4713 and ask about Listing ID 104568.