

# \$1,749,000 - 45 DUNCAN Street W

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## Listing ID: 40567155

**\$1,749,000**

5 Bedrooms, 4 Bathrooms, 3369

Single Family

45 DUNCAN Street W, The Blue  
Mountains, Ontario, N0H2P0

Nestled on one of Thornbury's most coveted streets, this stunning two-storey residence stands out as the epitome of family living. A rare find among the modern designs, this traditional home offers a warm and inviting atmosphere with ample space for every member of the family. As you step inside, you're greeted by an open-concept main living area that boasts cathedral ceilings adorned with charming shiplap details. The focal point? A beautiful wood stove, perfect for cozy evenings with loved ones. The expansive dining room easily accommodates gatherings of up to 10 guests, making every meal a celebration. The heart of the home lies in its spacious kitchen, complete with a sizeable island - ideal for those hungry little ones! Ample storage and newer appliances ensure both style and functionality, while a southern-facing backyard floods the space with all-day sunshine. A wall of windows invites natural light to dance throughout the home, creating a bright and airy ambiance. For those seeking a peaceful retreat, the primary bedroom awaits upstairs. Boasting a walk-in closet, separate laundry facilities, and a luxurious 3-piece ensuite with in-floor heat, it offers a sanctuary within the home. Three generously-sized bedrooms await as well,

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perfect for growing families. These bedrooms share a well-appointed 4-piece bathroom, ensuring comfort and convenience for all. But the real surprise awaits downstairs—a true kids' hangout zone! With its cozy atmosphere, this space is the perfect teenage den. Equipped with a living room, kitchenette with beverage fridge, a 3-piece bathroom, and separate entry, it offers endless possibilities. Outside, the delights continue with a backyard designed for summer fun. Imagine hosting pool parties by the in-ground pool, complete with a convenient pool shed for all your essentials. Your oasis awaits, offering the perfect blend of relaxation & entertainment. Don't miss your chance to make cherished memories in this exceptional Thornbury home. (id:50245)

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