



Christine Hauschild  
REALTOR®



# 161 Union Street North

Detached, 3-Storey  
Almonte

## About this Property

The historic William Thoburn House is a heritage-designated stone home built in 1888, set on nearly an acre of beautifully landscaped grounds in Almonte. Offering over 4,600 sq ft of finished living space, this meticulously maintained and thoughtfully restored 5 bedroom, 3.5 bath residence blends timeless character with modern comfort. Showcasing remarkable craftsmanship and distinctive architectural detail, the home has been carefully enhanced for today's lifestyle while preserving its historic legacy.

## Awesome Features:

- ✓ Ornate Historical Features
- ✓ Extensive Restoration
- ✓ Professional Landscaping & Stunning Gardens
- ✓ Most Ceilings are 9'-11'
- ✓ Municipal Water & Sewer
- ✓ Walking Distance to Amenities & Restaurants



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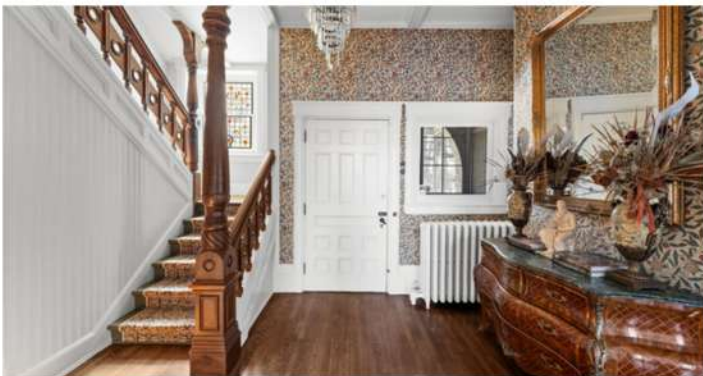




# HAUSCHILD GROUP

REAL ESTATE TEAM

Welcome to the William Thoburn House, a heritage-designated stone residence built in 1888 and once home to one of Almonte's most prominent industrialists. Rich in history and beautifully preserved, this remarkable home is set in a town known as the Hallmark movie capital of Ontario, featuring mature trees, lush gardens, and refined landscaping that create a truly inviting arrival. A charming covered front porch, two driveways, and elegant interlock approach set the tone for the timeless elegance found throughout.



Step inside to a grand foyer that showcases the craftsmanship of the home. Soaring ceilings, rich wood floors, and intricate original details including crown mouldings, decorative trim, and a restored stained glass window (2025) create a striking first impression. The majority of windows in this home were replaced in 2023, while the sweeping staircase adds warmth and character.

E. & O.E. The information in this document is believed to be accurate, but is not warranted.



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A bright and inviting living room offers a welcoming setting for cozy evenings and relaxed movie nights, with large windows overlooking the front of the home and filling the space with natural light. A gas fireplace with a classic mantel creates a warm focal point, while double doors open to the covered front porch, seamlessly connecting indoor and outdoor living.

Through elegant pocket doors, the great room reveals a stunning space designed for gathering and entertaining. Anchored by a wood-burning fireplace\* with an intricate mantle, the room is enhanced by ornate crown mouldings, a striking chandelier, and a grand bay window that fills the space with light.



\*Functional, but not WETT-certified. See notes.



The dining room is a stately and refined space, ideal for hosting, with room to accommodate large gatherings. An elegant chandelier and detailed ceiling add to its character, while a unique curved architectural feature creates the perfect setting for a hutch or display. A large closet adds exceptional convenience, ideal for storing dishware, linens, or serving pieces.

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The eat-in kitchen blends warmth and functionality with beautiful wood cabinetry, ample counter space, and thoughtful details including a built-in bread box, wine storage, and open shelving for cookbooks and décor. A farmhouse sink, butcher block prep area, and chef's grade stainless steel appliances including a Thermador gas range elevate the space, while the walk-in pantry offers exceptional storage. Just beyond, a bright breakfast nook with corner cabinetry provides the perfect setting for everyday meals and connection.



Designed for effortless organization, this practical mudroom includes heated floors, a striking stone wall, and floor-to-ceiling cabinetry for seamless storage. With multiple access points to the garage, backyard, front of the home, and kitchen, this well-planned space supports effortless daily living.

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Located on the second level, the primary bedroom is a spacious and serene retreat, highlighted by a beautiful bay window that fills the room with natural light. Ample closet space adds everyday ease, while the ensuite has a bright, refreshed feel with modern finishes, stylish chrome hardware, and a large glass shower, creating a calming space to start and end the day.



The two additional bedrooms on this level are generously sized and filled with character, each offering unique architectural details and ample storage. One showcases a stunning curved window with a Juliet balcony\*, hearth, and walk-in closet, while another provides a spacious layout with a deep closet, ideal for family or guests.

\*\*As-is'



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The main bathroom is a refined blend of character and comfort, complete with a classic clawfoot tub, heated floors, double vanity, and elegant tile detailing. A charming curved window adds natural light and architectural interest, enhancing the room's bright and airy feel. Down the hall, a secondary staircase adds convenience and a thoughtful connection between levels, a rare and functional element within the home.



A spacious and versatile office presents the perfect setting for working from home, complete with a large window and decorative hearth. Just beyond, a well-appointed laundry room includes built-in cabinetry, a utility sink, and dedicated space for everyday tasks, combining practicality with thoughtful design.



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The third level loft offers a bright and versatile living space, highlighted by charming windows, exposed brick detailing, and a warm and inviting atmosphere. Ideal as a playroom, games room, or additional lounge, this flexible area adds to the home's versatility. Just off the loft, the fourth bedroom is a quiet and comfortable retreat, perfect for guests, family, or a private workspace.



The fifth bedroom is a spacious and private retreat, complete with ample closet space and its own ensuite featuring a tiled glass shower, beautiful vanity, and thoughtful finishes. Tucked beyond, a large L-shaped attic area provides ample storage space, adding both convenience and practicality.

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The oversized garage offers exceptional space and functionality, with over 1,100 sq ft in size. Above, a massive unfinished room adds incredible flexibility and is currently used as a private home gym, ideal for fitness, hobbies, or future customization to suit your needs.



The backyard is a true extension of the home, a private and picturesque setting with a deck, stone patio, and charming gazebo for relaxing or entertaining. Surrounded by mature hedges and lush greenery, the grounds have undergone extensive landscaping and upgrades by the homeowners, creating beautifully curated outdoor spaces to be enjoyed throughout the seasons.



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Lot Measurements as per GeoWarehouse

220.02 ft x 136.48 ft x 226.33 ft x 135.29 ft



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## Almonte

### Year Built

-1888 (Architect M. B. Aylsworth)

### Heritage Designation

William Thoburn House  
By-law #21-1982

### Property Tax

-\$9,742.96/2025 as per tax bill

### Closing Date

Immediate or to be arranged

### Hydro

-\$160/month

### Rental Items

Alarm monitoring -under \$60/month

### Gas

-\$120/month

### Water/Sewer

-\$150/month

### Inclusions

Fridge, gas stove, dishwasher, hood fan, microwave, washer & dryer, light fixtures, bathroom mirrors, drapery tracks & rods, drapes in kitchen, horse artwork & picture light in mudroom, wall mounted TVs & wall brackets, corner cabinet in breakfast nook, workbench in lower level, water softener & desalination system, garage door opener w/ 1 keypad & 2 remotes, Nest smart thermostat, Bell security system w/ 2 cameras & entry monitors + fire/smoke/co2 detection, Nest monitoring (requires separate subscription) w/ 3 cameras + fire/smoke/co2 detection, central vacuum 'as-is' (not used by homeowners), original hundred-year-old windows stored in lower level, gazebo

### Notes

- \*Wood-burning fireplace is not WETT-certified, but has been reviewed and requires a simple hearth update with additional non-combustible material
- Juliet balcony 'as-is'
- Negotiable slate for roof (~5,000 sq ft) would cover main roof of home (not garage) valued at ~\$28/sq ft
- Some approximate ages estimated as installed by previous homeowners (not warranted)
- All appliances are in good working order, however they were installed by previous homeowners and the exact ages are unknown

### Roof

-Replaced above garage in 2018

### Furnace

-Unknown, serviced in 2025

### Hot Water Tank

~2021

### Windows

-Majority replaced in 2023



### Negotiables

Paintings and decor, slate for roof (~5,000 sq ft), drapes (except in kitchen), pool table in storage room, outdoor planters, gym equipment & flooring in home gym, heaters in home gym

### Exclusions

Baby gates

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## Updates & Upgrades

- **-March 2026** Interior Painting (1st, 2nd, and part of the 3rd levels)
- **-March 2026** Bedroom ceiling replaster
- **-Jan 2026** Garage insulation
- **-Nov 2025** Electrical updates (240V upgrades in garage, lighting fixture replacement, heater replacement)
- **-Oct 2025** Basement entrance renovation
- **-Oct 2025** Porch repairs
- **-Oct 2025** Stained glass window restoration
- **-Sept 2024** Complete stone repointing including chimney
- **-July 2023** Window replacement by Pella Windows
- **-Aug 2022** Driveway excavation, regrade and relay
- **-Aug 2022** East lawn renovation
- **-April 2022** Water softener and desalination installation
- **Landscaping renovations:**
  - **-Fall 2025** Hedge replacement and renovations
  - **-Summer 2024** New garden installations and maintenance for all trees (trimming, removal of unsafe trees, fertilization, etc.) on the property
  - **-Summer 2023** Front garden reinstallation
  - Landscaping has been professionally maintained by the same landscaping teams yearly since homeowners took possession. The regimens have included:
    - Yearly lawn fertilization and aeration with overseeding at the start of the season
    - Yearly mulching of all garden beds
    - Weekly weeding
    - Seasonal installations and rotations



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### What's Nearby

#### Safety

Almonte General Hospital | 75 Spring St  
Mississippi Mills Fire Department Station 1 | 478 Almonte St  
Carleton Place OPP | 15 Coleman St

#### Parks And Recreation

John Levi Community Centre  
- 13 minute walk | 182 Bridge St  
- Rink, community centre  
Gemmill Park  
- 13 minute walk | 182 Bridge St  
- Tennis court, basketball court, ball diamond, sports field, track, skateboard park  
Carleton Place Arena  
- 10.92 KM away | 75 Neelin St  
- Playground, arena, 2 rinks, 3 tennis courts, 4 ball diamonds  
Greensmere Golf & Country Club  
- 11.86 KM away | 1717 Bearhill Rd



### Schools in the Area

#### Public Schools

R. Tait McKenzie Public School | 175 Paterson St  
Almonte District High School | 126 Martin St N

#### Catholic Schools

Holy Name of Mary Catholic School | 110 Paterson St  
Notre Dame Catholic High School | 157 McKenzie St

#### French & French Catholic Schools

École élémentaire publique Grande-Ourse | 1385 Halton Terr  
École élémentaire secondaire publique Maurice-Lapointe | 17 Bridgestone Dr  
École élémentaire catholique J.-L.-Couroux | 10 Findlay Ave  
École secondaire catholique Paul-Desmarais | 5315 Abbott St E

E&OE schools determined through individual school board locator tools.  
Please check with boards for individual needs\*

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