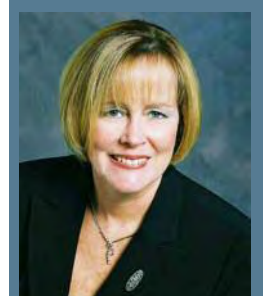
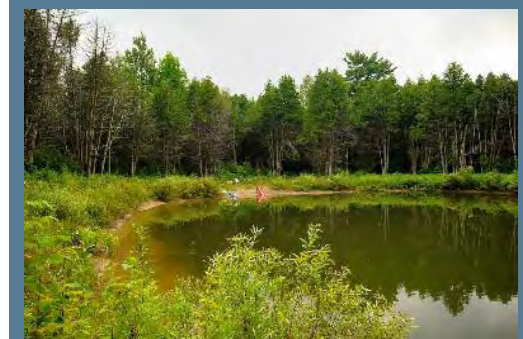




*11555 Concession 4
Township of Uxbridge*



ROYAL LEPAGE
FRANK Real Estate
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For more information, please contact

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11555 Concession 4

Private and tranquil setting, the tree-lined driveway leads you to this magnificent 2-storey brick home. Situated on roughly 100 treed acres yet an easy commute to the GO and 404. Enjoy the spectacular central foyer open to upper level with large window, separate and formal living/dining rooms and of course a spacious eat-in kitchen overlooking the family room.

The 900SF media room awaits your personal touch!

The property also features a triple garage, 2 cleared acres of land and a pond.

MAIN FLOOR

Foyer	~ Double door entry with picture window above ~ Open to second floor, double closet
Living Room 4.36 x 4.33 m	~ Separate and formal ~ Two casement windows, oak floor
Dining Room 3.60 x 3.30 m	~ Casement picture window, open to kitchen ~ Double French doors to living room, oak floor
Kitchen 5.40 x 5.13 m	~ Casement window over double sink ~ Walk-in pantry, built-in dishwasher ~ French door walk-out to potential deck ~ Ceramic tile floor
Family Room 5.30 x 5.24 m	~ Two sided floor-to-ceiling brick fireplace with Cobra wood stove insert ~ French door to Media/Great Room ~ Pot lights oak floor
Powder Room 2pc	~ Adjacent to foyer, ceramic tile floor
Laundry Room	~ Upper and lower cabinetry, laundry sink ~ Casement window, ceramic tile floor
Media/Great Room 9.95 x 7.53 m	~ Brick fireplace with Cobra wood stove insert ~ Double door walk-out to potential deck ~ Six casement windows, built-in closet ~ Smooth finished ceiling with pot lights, laminate floor ~ Note: Drywall to be completed by buyer, ideal for media room (open for wiring)
Office 2.82 x 2.76 m	~ Large casement window, broadloom

UPPER LEVEL

Master Bedroom 4.73 x 4.45 m	~ Large walk-in closet, two casement windows, broadloom
Ensuite 4pc	~ Soaker tub with separate shower, pot lights, ceramic tile floor
2nd Bedroom 4.71 x 3.03 m	~ Walk-in closet, large casement window, broadloom
3rd Bedroom 3.37 x 3.30 m	~ Large walk-in closet, casement window, broadloom
4th Bedroom 3.47 x 3.00 m	~ Double closet, casement window, broadloom
Main Bath 5pc	~ Double sinks, soaker tub, pot lights, ceramic tile floor

BASEMENT

~ High ceiling	~ 4-piece bathroom
~ Above ground casement windows throughout	~ French door walk-out
~ Some 2 x 4 partitions	~ Rough-in for fireplace
~ Walk-out to triple garage	~ 5th Bedroom - Drywalled, casement windows
~ Cold Cellar - Spacious	~ 2nd Laundry Room - Roughed in plumbing, drywalled

Additional Information

Lot Size

660 x 6600 Feet
Approximately 100 Acres

Property Taxes

\$6,491.95 in 2009

Heating System Details

Two oil fired boilers - push hot air through
- One unit for great room and one unit for main house
Radiant heat in all floors of basement
Hot water heater part of heating system
Oil tank (2004)

Cooling System Details

Air conditioning on unit for great room only
Same can be done for 2nd unit

Others

200 Amp service
Sump Pump & Ejection Pump (in cold cellar)

Water Softener (owned)
Pressure tank (under front step)

Triple Garage

Drywalled

Divided into one single and one double garage

Inclusions

All electric light fixtures
All aforementioned systems and related equipment

Built-in microwave/fan
Built-in dishwasher