



9309 Concession 2
Township of Uxbridge



For more information, please contact

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Stunning secluded 50 acre property situated on a dead end road, minutes from GO and 404. Spectacular open concept stone and brick bungalow with fabulously finished walk-out basement. This home also offers a fantastic landscaped pool area with wrought iron fencing and hot tub.

The property has a large barn, 1 acre pond, 8 acres of cleared land (approx.) and the rest is treed with walking trails.

MAIN FLOOR

Foyer	~ Ceramic tile floor, closet, open wood stairs to basement ~ Oak flooring in hallways
Living Room 4.08 x 5.05 m	~ Formal, bay window, oak flooring
Dining Room 4.04 x 3.32 m	~ Sliding door walk-out to to patio & pool ~ Oak flooring
Kitchen 4.80 x 3.10 m	~ New granite countertop, corner sink, brush nickel hardware ~ Two windows. plenty of pantry cabinets, pot lights, ceramic tile floor
Breakfast area 2.84 x 4.05 m	~ Overlooks family room, ceramic tile floor ~ Bay window overlooking pool
Side Entrance	~ Opens on to family room, 2pc powder room ~ Direct access to garage, coat closet, ceramic tile floor
Family room 8.73 x 6.00 m	~ Walk-out to patio & pool, floor-to-ceiling wood burning fieldstone fireplace ~ Pot lights, oak flooring
Main Bath 3pc	~ Updated, tumbled stone shower, modern freestanding sink ~ Floor to ceiling cabinet, ceramic tile floor
Master Bedroom 4.90 x 4.30 m Ensuite 4pc	~ Gas fireplace, 2 windows, oak flooring. ~ Totally updated, glass sink, soaker tub with rainfall showerhead + hand shower ~ Ceramic tile floor and tumbled stone walls
2nd Bedroom 3.67 x 2.91 m	~ Oak flooring, single closet, window
3rd Bedroom 3.64 x 2.97 m	~ Oak flooring, window

<u>BASEMENT</u>	~ Open stairs to basement, fieldstone flooring to double door walk-out
Recreation Room 9.85 x 4.90 m	~ Laminate flooring, floor to ceiling field stone fireplace (propane gas insert), pot lighting
Kitchen 4.42 x 3.74 m	~ Maple cabinetry, black granite countertop and matching backsplash, fieldstone flooring ~ Built-in stainless steel top of the line appliances, (2 ovens, + steamer oven, fridge, gas stovetop, built-in dishwasher, range hood)
4th bedroom 2.77x3.54	~ Walk-in closet, laminate flooring
Bathroom 4pc	~ Modern, tumbled stone walls, free standing sink ~ Separate double steam shower, air-jet whirlpool bath ~ Pot lights, ceramic tile floor

Additional Information

Lot Size

678.3 x 3233 Feet \$6,262.94 in 2009
Approximately 50 Acres

Property Taxes

Two Propane tanks(rentals)
Submersible constant pressure pump.(2010)
Drilled Well (Artesian w/overflow to pond, approx 50 ft (2002)
Shingles (2009)

Systems Details

Geo-Thermal Ground source heating(2010)
Water Softener, (2010)
Hot Water Heater (O)
Pool liner (2008)

Inclusions

All basement kitchen appliances only
- (stainless steel top of the line double ovens + steamer oven, fridge, gas stovetop, built-in dishwasher, range hood)
All window coverings
All pool equipment
All light fixtures.