

\$3,499,000 - 7 Sugarbush Lane, Uxbridge

MLS® #N12422014

\$3,499,000

5 Bedroom, 5.00 Bathroom,
Single Family on 0.00 Acres

Rural Uxbridge, Uxbridge, Ontario

Rare 3923sf Elegant Tuscan Styled Bungalow Estate on a 2.71 acre mature forest lot fabulously located at the end of a quiet court. It is nestled into the prestigious Heritage Hills II enclave, just a couple of minutes south of downtown Uxbridge with direct access to the famous Uxbridge Trails (Country Side Preserve.) This unique architectural beauty surrounds a central back courtyard and is complimented with soaring ceilings, numerous windows, finished basement and 4 car garage. It is nestled into a breathtaking 2.71 acre property backing to forest and the Wooden Sticks Golf Course. This exceptional floor plan is designed for entertaining. The heart of the home is the oversized Tuscan-inspired kitchen, presenting a breakfast bar, a centre island and an entertaining-size huge family room. The sunlit main floor, with numerous walk-outs features, formal dining and living room, library, two wings with primary bedroom suites (which can easily be converted to 3 bedrooms), laundry room and an additional staircase to the basement. The professionally finished basement includes a service kitchen, two bedrooms, two bathrooms, a hobby room, an exceptional wine cellar, custom bar, recreation and games room, and ample storage space. The magnificent resort style backyard paradise with mature trees, formal landscaping, several walk-ways, symmetrical flower beds and manicured hedges has been exceptionally planned and maintained. Enjoy all the vacation features of a free-form



inground pool with built-in bar, waterfall, gazebo, pool house with bar, outdoor kitchen, central court yard, lazy river stream, volleyball court, horseshoe pit, vegetable garden, firepit and forest trail. The Heritage Hills Residents often walk or ride into Town through the scenic trails. Welcome to Paradise! **EXTRAS** Fibre Optic Internet. Generator, inground sprinklers, heated floors in 2 basement bedrooms and 4 pc bath, jacuzzi tubs in Primary bath & basement bath. Gazebo, garden shed, pool house. (id:6289)

Essential Information

Listing #	N12422014
Price	\$3,499,000
Bedrooms	5
Bathrooms	5.00
Half Baths	2
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	7 Sugarbush Lane
Subdivision	Rural Uxbridge
City	Uxbridge
Province	Ontario
Postal Code	L9P2A1

Amenities

Amenities	Fireplace(s)
Utilities	Electricity
Features	Lighting
Parking Spaces	19
Parking	Garage
# of Garages	1
Has Pool	Yes

Pool Inground pool

Interior

Appliances Barbeque, Garage door opener remote(s), Water softener, Central Vacuum, Window Coverings, Refrigerator

Heating Natural gas Forced air

Cooling Central air conditioning

Fireplace Yes

of Stories 1

Has Basement Yes

Basement Separate entrance

Exterior

Exterior Stone

Exterior Features Lawn sprinkler, Landscaped

Lot Description 106.3 x 625.2 FT ; Backs to forest & golf course. | 2 - 4.99 acres

Foundation Concrete

Listing Details

Listing Office ROYAL LEPAGE RCR REALTY



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