

# FEATURES

## 42 Galloway Cres, Uxbridge



**Premium Pie Shaped Lot, 98.19' at the Back (per Survey) + Bonus Part Lot (5' approx)  
2,768 Sq Ft per MPAC + 1,512 Sq Ft on Lower Level, Built in 1998  
Close to Schools, Parks and Quick Access to the Uxbridge Town Trail System  
Quiet Crescent in Family Friendly Neighbourhood**

### EXTERIOR

Lovely Covered Front Porch with Roller Blind for Privacy and Shade, Pella Front Door with Frosted Sidelights (2022)

Professionally Landscaped (2024) Interlock Walkway, Soldier Course at Driveway and Driveway Repaved Solid Brick Exterior with Attached 2-Car Garage with Mounted Security Camera (exterior and interior garage), Insulated Garage Doors and 2 Garage Door Openers with Remotes (2)

Convenient Gated Access on each Side for Access to Backyard and Pool

Roof Shingles Replaced (2023) with Eaves Trough Updated (2023)

Updated All Vinylguard Windows and Walkout Patio Slider (2022) and Pella Deck French Doors (2023)

Expansive Raised Deck (permitted 2018) with Large Upper Entertaining Area with room for Seating under the Pergola, Dining and BBQ with Stairs to the Backyard and Pool

Interlock Lower Patio (2019) under the Deck for Seating and extending to Pool Area

Flagstone Patio Lounge Area (2021) with Fire Cauldron

Sundance 880 Series 8 person Hot Tub "as is" (2023)

20 x 40' Kidney Shaped Pool with Heater (2020 with manifold updated 2025), Pump (2025) and Filter

Extensive Landscaping including ArmourStone Retaining Wall Gardens and Steps

Pergola with Netting and Mounted Smart TV to Enjoy Entertaining by the Pool

Garden Shed and Garden Box

Central Air Conditioning System (2016)

### MAIN FLOOR

Spacious Foyer with Built In Bench with Storage, Wainscotting (2017) and Updated Tile (2016)

Stained Wood Staircase with Solid Metal Spindles (2017) Updated Trim, Doors and Hardware Throughout Bright Home Office overlooking the Front

Transition to the Garage Access with Custom Built In Cabinetry and Storage, Bench and Hooks

Formal Living Room Features Hardwood Flooring (2021), an Oversize Window with Custom Draperies and is Open to the Formal Dining Room where Custom Built Ins with Quartz Countertops and Glass Display Cabinets Highlight how Spacious it is with a Window Seat overlooking the Yard and Pool

Showpiece Custom Kitchen (2021) including Pantry, Built In Desk, Quartz Countertops and Backsplash, Family Size Island with Seating, Custom Range Hood and Walk Out to the Raised Deck via Double Garden Doors (2023) with Phantom Retractable Screens (2024)

Stainless Steel Kitchen Appliances (2021 except Oven): Double Wall Oven (2025), 36" Gas Cooktop, Fridge with Water, Dishwasher, Dual Zone Wine Fridge

Spacious Great Room Overlooking the Yard with Gas Fireplace (2018) with Custom Millwork (2021)  
Surround Anchored by Custom Built Ins with Shelving and Cabinet Storage  
2-Piece Powder Room with Classic Vanity and Wainscotting  
Ecobee Thermostat

## **2ND FLOOR**

Spacious, Bright Principal Suite Featuring Hardwood Flooring, a Walk-In Closet with Custom Organizers and an additional 2 Closets with Hanging Storage with a Stunning Updated (2021) 4-Piece Ensuite with Heated Flooring, a Custom Tiled Glass Enclosure Shower with Bench, Rain Shower Head and Wand, Standalone Soaker Tub and Extended Vanity with Storage  
2nd Bedroom with Cathedral Window and Closet with Custom Organizers  
3rd Bedroom with Closet with Custom Organizers  
4pc Main Bath (Updated 2017) with Double Vanity and Glass Shower Enclosure with Rain Head and Wand

## **LOWER**

Open Concept Finished Lower Level with Vinyl Plank Flooring (2025) and Walk Out Patio Slider (2023) to the Yard and Pool  
Spacious Finished Area beyond the Pool Table Easily Converted to a 4th Bedroom with Large Window  
Bright Family Room Area with Gas Fireplace (2018) featuring Barn Beam Mantle and Stone Surround  
3 Pc Bathroom with Standalone Shower  
Updated Oversized Laundry Room (2025) with LG Washer and Dryer (2017), Folding Counter, Cabinet storage and Utility Sink (2025)  
Mechanical Room with Gas Furnace (2016), Hot Water Heater (2016) and Water Softener System  
Storage Room with Electrical Panel

## **INCLUDED**

Fridge, Double Wall Oven, Gas Cook Top, Range Hood, Dishwasher, Wine Fridge, Stand Up Freezer, Washer and Dryer, All Existing Light Fixtures and Ceiling Fans, All Existing Window Coverings and Rods and Hardware, All Bathroom Mirrors and Rods and Hardware, All Affixed Shelving and Cabinetry, Gas Fireplace (2), Ecobee Thermostat, Gas Furnace, Central Air Conditioning System, Central Vacuum and Existing Accessories, Google Door Bell Camera, 3 Exterior Cameras (Garage, Backyard(2)), 1 Interior Camera (Garage), Hot Tub "as is" and Existing Accessories and Chemicals, Pool Equipment including Heater, Pump and Filter and Existing Accessories and Chemicals at time of Closing, Garage Door Openers (2), Garden Shed, Garden Box, Mounted Smart TV in Pergola

## **OTHER**

Hydro - Hydro One - \$2,780.69 total for 2024  
Gas - Enbridge - \$2,607.31 total for 2024 (includes pool heat)  
Water - Durham Region - \$1,290.16 total for 2024  
Property Taxes - \$8,481.84 Final for 2025

**EXCLUDED** - Fire Cauldron, Safe in Storage Area, Cold Plunge Pool

**LEGAL DESCRIPTION** - PCL 56-1 SEC 40M1932; LT 56 PL 40M1932 (UXBRIDGE); S/T LT883857 ; S/T LT881519  
TOWNSHIP OF UXBRIDGE

*Information relied on as provided by the seller, errors and omissions excepted, all opportunity has been taken to provide correct information, no liability shall be assumed by the listing agent or brokerage herein.*