

FEATURES

23 Bolton Dr , Uxbridge



Exceptional 2 Story Situated On A Premium 61.02ft x 168.04ft (Per MPAC) Lot In Desirable Quaker Village. Enjoy Direct Views From Your Front Porch Of Quaker Common's Offering Walking/Running Trails, Parks And Close To Schools 2,220 Sq.Ft. Per MPAC + Finished Space On Lower Level, Built In 1990

EXTERIOR

Brick Exterior With A Beautifully Appointed Covered Porch Perfect For Morning Coffee Or Evening Conversations

Situated on a beautifully landscaped Premium Lot

Attached Garage offering ample space for vehicles, storage, or workshop needs With Access Into The Main Floor Laundry/Mudroom

Access To Backyard With A Side Flagstone Walkway Leading You To Lush Gardens, Tall Trees Graceful Waterfall Feature Serves As A Serene Focal Point And Adds A Soothing Ambiance To The Outdoor Space

Private Fenced Yard, Deck And Gazebo Complete This Backyard Oasis

Garden Shed

Roof (2022)

MAIN FLOOR

Freshly Painted Foyer with Crown Moulding Showcasing the Curved Wood Staircase

Hardwood Flooring (2025) and Pot Lights throughout the Main Floor

Open Concept Living/Family Room, Large Windows Allowing Plenty Of Natural Light

Enjoy The Gas Fireplace With Custom Built In Mantles

Main Floor 2pc Powder Room

Custom White California Shutters Provide A Cohesive Look Throughout The Home

Walk-Out To Backyard Deck And Gazebo From Sliding Doors From Breakfast Area

Custom Updated Modern Kitchen, Stainless Steel Appliances, Stone Backsplash, Double Sink, Granite Countertops, Large Pot Drawers

Large Island Featuring A Built In Wine Rack, Cupboard Space, And Extra Storage

Main Floor Laundry/Mudroom With Shelving And Storage, Access To Garage And Backyard

2ND FLOOR

Large & Bright Primary Suite Features 5pc Ensuite, Large Walk In Closet With Custom Organizers

2ND Bedroom With Built In Bookcase, Double Closet And Large Window

3RD Bedroom With Double Closet And Large Window

4TH Bedroom With Double Closet And Large Window

LOWER

Warm And Inviting Finished Lower Level, Perfect For Relaxed Living Or Entertainment Cozy Family Room With Wood Burning Fireplace With Stonework, Built in Book Shelf Gym/Workout Area With Floor To Ceiling Mirrors And A Rock Climbing Accent Wall Utility Room Storage With Built In Shelving

OTHER

Property Taxes - \$6,987.24 (2025)

Hydro - Hydro One

Furnace - Owned

AC - Owned

Hot Water Heater - On Demand

Internet - Bell & Rogers Available

INCLUDED

All Electric Light Fixtures, GDR x 1, All Appliances Fridge , Dishwasher, Stove, Hood Range, Microwave, Washer/Dryer, All Window Coverings, All Towel Rods & Hardware, Furnace, Air Conditioning Unit, On Demand Hot Water Heater, Shelving In Basement, Gazebo

EXCLUDED

None

RENTALS

None

LEGAL DESCRIPTION

PCL 9-1 SEC 40M1610; LT 9 PL 40M1610 (UXBRIDGE) ; TOWNSHIP OF UXBRIDGE