

FEATURES

320 Scugog Line 9, Uxbridge



1,753 Sq Ft per MPAC Plus Finished Walk Out Basement Space
Approx 1,800 Sq ft Insulated and Heated Shop and Storage Space
8 Acres with Extensive Landscaping and Panoramic Westerly Views
Beautiful Perennial Gardens and Pond
Peaceful Views of the Property from Every Window

EXTERIOR

Picturesque Entry with Winding Driveway (Resurfaced with Re-Grind Asphalt, 2025) past Mature Trees and Pond, Lush Perennial Gardens with Armour Stone Retaining Walls (2023)
Expansive Interlock Walkways and Patio to Front Entry with Eufy Security Camera Doorbell, 2nd Mounted Security Camera overlooks Patio
Composite Deck (2022, refaced with Deckorators Composite) to newly constructed 3 Season Sunroom (2023) on Raised Deck with Ceiling Fan, 3 Walls of Windows with Sunspace™ Screening and Access to the Kitchen
Double Garage with Two Garage Door Openers with Remote(s), Accessible to the Mudroom Entrance to the House (Exterior Garage Entry Door and Trim to be replaced, on order)
Completely Private Backyard Oasis with Mature Trees, Professionally Landscaped Hot Tub "as is" and Extensive Interlock Patio
Gazebo Covered Seating Area with Removable Screens
Propane Hook Up for BBQ on Patio
17 KW Generac Generator with Auto Transfer Switch (2025) serves the entire home and shop
Garden Shed for Additional Storage
Propane Tank (Rental) is Hidden behind a Trellis Wall
Lower Pond Freezes in Winter for Skating Fun
Workshop recently Renovated and Trailer Storage Addition Completed (2023), Aluminum and Stone sided with Garage Door Openers(3), Keyless Entry Direct Access Door, Propane Heated Shop Area, High Garage Door for Trailer Storage, Fully Insulated in Both Shop and Trailer Storage Sections with 2 x 6 Framing and Plywood Walls
53' Trailer for Additional Storage
Septic System Located on the South Side beyond the Patio
Drilled Well Located outside the Kitchen Window
Central Air Conditioning System
Roof Shingles Partially Replaced on Roof to Blend to Sunroom Addition
Some Window Glass to be Replaced (ordered) - Living Room and Kitchen Area where seals are lost.
Screen in Living Room Slider to be replaced.

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.

MAIN FLOOR

Spacious Foyer with Black Slate Flooring and Large Closet extending to Mud Room with Walk Out to the Back Patio and Direct Access to the Garage

Bright and Inviting Great Room with Vaulted Ceilings, a SkyLight, Centre Piece Field Stone Propane Fireplace with Custom Mantle, Large Windows and Beam Accents

Hardwood Throughout the Main Floor Living Room, Dining and Kitchen

Classic White Farmhouse Kitchen with Large Centre Island with Two Beverage Fridges, Marble Subway Tile Backsplash, White Ceramic Skirted Sink with Reverse Osmosis Drinking Water Tap, Undermount Lighting, a Pot Filler and Ample Storage Cabinetry

Stainless Steel Appliances: Fridge, Propane Stove, Dishwasher, Built-In Microwave, 2 Beverage Fridges
Open Concept Dining Area with Views over the Property and Hills Beyond with Walk Out Patio Slider to the Recently Constructed 3 Season Sun Room with Vaulted Tongue and Groove White Washed Ceiling with Pot Lights and a Ceiling Fan and Access to the Raised Deck

Primary Bedroom with 2 Generous Closets and Semi-Ensuite Access to the Main Bath

Bedroom 2 Features Crown Moulding and a Large Closet with Custom Organizers

Den/Office/Bedroom 3 With Custom Built Ins and 2 Closets, a Walk In with Organizers and a Deep Closet with Shelving

5 Pc Main Bathroom with Double Vanity, Glass Shower Enclosure with Built In Bench, Rain Shower and Wand and Luxurious Jetted Tub

Nest Thermostat

Custom Blinds and Shutters Throughout

LOWER

Beautifully Finished Recreation Room with Propane Fireplace and Custom Millwork Surround
Two Patio Sliding Doors let Natural Light Spill into the Lower Level and Walk Out to the Covered Patio

Games Area

Bedroom 4 with 2 Large Closets, and Above Grade Window for Natural Light and Semi-Ensuite Access to the Bathroom

3 Pc Full Bathroom with Glass Shower Enclosure with Rain Shower Head and Wand *There was heated flooring here, it does not work

Stylish Laundry Room with Washer, Dryer and Utility Sink, Counter Space and Storage Cabinetry
Storage Room with Propane Furnace, Tankless Hot Water Heater (owned), Well Pressure Tank, Water Softener, UV Sterilization System, Reverse Osmosis Drinking Water System

Central Vacuum and Existing Attachments (no beater bar)

INCLUDED

Fridge, Stove, Range Hood, Dishwasher, Built-In Microwave, Beverage Fridge (2), All Bathroom Mirrors, All Existing Light Fixtures (except where excluded) and Ceiling Fan, All Existing Window Coverings, All Affixed Shelving in Home, Garage and Shop, All Closet Organizers, TV Mounts where hung, Built In Speakers in Basement, Central Vacuum and Existing Attachments, NEST Thermostat, Propane Fireplace (2), Propane Furnace, Central Air Conditioning System, Water Softener, Tankless Hot Water Heater, UV Sterilization System, Reverse Osmosis System, Propane Heater in Garage, Propane Heater in Shop, Garage Door Openers (2 in Home and 3 in Shop) with Existing Remotes, Gazebo and Netting, 53' Trailer, Camera Doorbell and Mounted Camera in Patio Area, Generac Generator, Hy-Tec Security System (monitoring required), Hot Tub "as is", Dart Board

EXCLUDED

Pool Table with Light Above and Pool Cue Rack, Fridges and Freezers in Garage, Mini Fridge in Storage Room, Sound System Components and Non-Built In Speakers, Free Standing Work Benches in Shop

OTHER

Property Taxes are Paid to Scugog Township, Address is Uxbridge

Some Window Glass are on Order to be replaced in December in the Living Room and Kitchen Areas

Security System - \$585.79 per year - Hy-Tec Security includes Windows, Doors, Interior Motion Sensors and Fire Monitoring - Paid until March 2026

Property Taxes - \$4,629.61 Final for 2025 (Reflects Farm Tax Credit, new buyer to re-apply)

Propane - RENTAL - 1 Large Tank - Approx \$162.72 per year including HST

Propane Total - Approx \$4,500.00 per year (Serves House and Shop)

Hydro - HydroOne - \$3,400.00 approx per year

Internet Provider - Vianet (Starlink Available)

Satellite - Bell Expressvu

Drilled Well is located - Out the Kitchen Window

Water Test submitted September 4, 2025 - 0 - 0 Result

Septic is located - Out the lower level patio sliding doors

Septic Pumped - October 2, 2025 and Inspection by the Region of Durham August 2025

LEGAL DESCRIPTION

PT LT 4 CON 8, REACH AS IN CO234373 EXCEPT D232785 TOWNSHIP OF SCUGOG

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