

# FEATURES

## 103-164 Cemetery Rd, Uxbridge



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**Boutique Condo Living With 2 Levels Of Living Space**  
**Modern 2 Bedrooms/2 Bathrooms**  
**1,207 Sq.Ft. Per MPAC , Built In 2022**

### EXTERIOR

Situated in an exclusive 12-unit boutique condominium  
Parking space P3 (Out front of building)  
Main level access from lobby, would suit pets  
Private balcony with views  
Private storage locker for added convenience  
Inviting rooftop patio that extends your living space outdoors  
Prime location just steps to Uxbridge's charming downtown, restaurants, shopping & transit

### MAIN FLOOR

Bright open-concept layout with large windows allowing plenty of natural light  
Large, welcoming front foyer, ideal for a study or dedicated home office area  
Modern designer kitchen featuring: Waterfall-edge island with seating, Contemporary wood cabinetry, Stylish Backsplash, Stainless steel appliances, Elegant pendant lighting, Pantry and generous storage  
Breakfast area nook with large window  
Spacious living area overlooking natural surroundings with access sliding doors to walkout private balcony  
Powder room 2pcs

### LOWER

Primary bedroom with hardwood flooring, double closet & large windows creating a warm, bright atmosphere  
Second bedroom with hardwood flooring, double closet & large window  
Upgraded spa-inspired 4-piece bathroom with: modern tiles and fixtures, In floor heating  
Laundry with double stack washer & dryer, tiled floor  
Quiet, private level perfect for peaceful living



### OTHER

Property Taxes - \$5,330.73 (2025)

Hydro - Hydro One - Approx \$1,308/Yearly

Furnace /AC /HWT On Demand /Water Softener - Rented (Reliance) \$168/Monthly

Internet - Bell

Alarm - Bell - \$37/Monthly

Water - Wyse Utilities - Approx \$40-\$55 / Monthly

Condo Fee - \$815/Monthly - Including Building insurance, common elements, parking  
Plus Reserve Fund Top Up Fee of \$900/Yearly \* \*See Attached Doc\*\*

This Seller Currently Pays 3 Installment Payments

### Condominium Corporation -

Durham Standard Condominium Corporation NO.364

### Property Management Company -

EastWay Property Management

250 Water St suite 202 Whitby, ON L1N 0G5

P. (905) - 683-8329

### INCLUDED -

All ELF's and window coverings, fridge, stove, dishwasher, microwave, washer&dryer

### EXCLUDED

Wine rack, open shelving in kitchen and one in spare bedroom, mirror in study, coat rack

### RENTALS

Furnace, on demand water heater, AC, water softener approx \$168/monthly (Reliance)

### LEGAL DESCRIPTION

UNIT 2, LEVEL 1, DURHAMSTANDARD CONDOMINIUM PLAN NO. 364 AND ITS

APPURTENANT INTEREST SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN DR2167214

SUBJECT TO AN EASEMENT FOR ENTRY AS IN DR2174174 TOWNSHIP OF UXBIDGE