

# RE/MAX

HALLMARK CIANCIO GROUP REALTY



# 27 MILL RUN GATE

UXBRIDGE →



3+2  
BEDROOMS



4  
BATHROOMS



LOT SIZE:  
145 FT X  
230 FT



# ENTRANCE





# FEATURES:

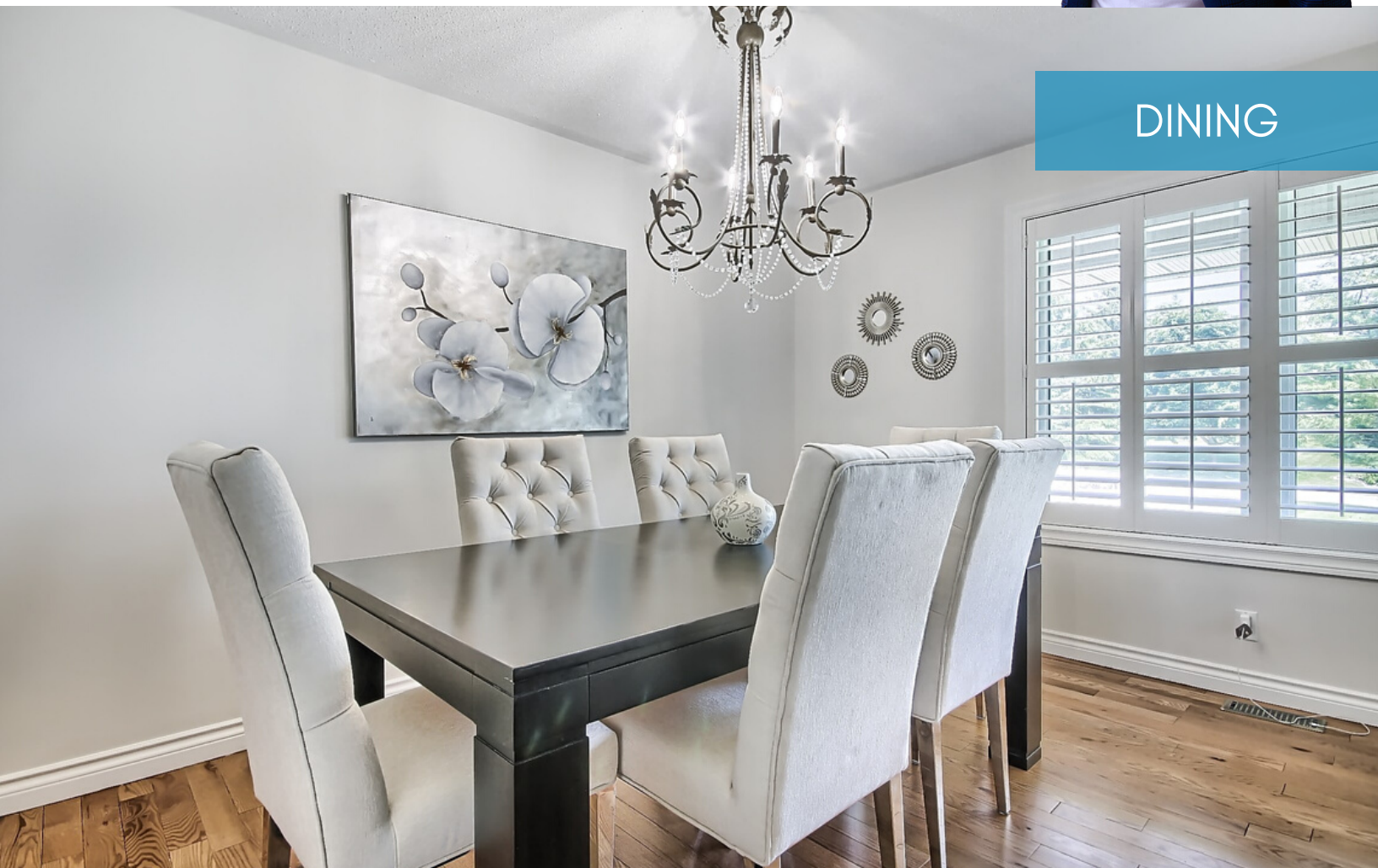
Welcome to 27 Mill Run Gate in Uxbridge, a luxury, fully accessible 3-garage bungalow with the most amazing backyard pool for your friends and family to enjoy soaking up the sun. This home is surrounded by over 10 golf courses, and backs onto Mill Run Golf Club, a classic golfer's dream! Only a 20 minute drive to the 404, you'll have easy access to the city, or hiking and camping up north.

Upon entry, you'll notice lots of natural light, 18x18 inch porcelain tiles, gleaming hardwood floors and California Shutters throughout. The main level houses 3 spacious bedrooms for the family. The master bedroom features a newly renovated 4-piece ensuite bathroom, large walk-in closets and walk-out access to the backyard deck. The living room boasts a double sided wood fireplace combined with a formal dining area. The grand kitchen features stone countertops, wood cabinets and a gorgeous chandelier, this home mixes modern with rustic for a very unique look and feel. The family sized eat-in kitchen beams with light through the oversized, 8 foot wide patio sliding doors and overlooks the family room. Through the patio doors is the fabulous backyard where the party begins. Host summertime pool parties and BBQ's with all your friends and family for a weekend getaway from the city, everyone will have a blast! When the sun sets, enjoy stargazing on the large, maintenance-free, composite deck.

The elevator brings you down to the basement level where you have extra living space, two bedrooms, a full bathroom and 3-piece laundry for overnight guests or a growing family. The basement is kitchen and fireplace rough-in ready, and features a walk-out to the pristine backyard with access to the garage.

**\*\*Please read page 11 for all features and upgrades of this house. Don't delay, snatch this dream home for your family today!**

Hi, I'm Ralph, I'm here to help! If you have any questions, please call me directly at **416-839-9253**.



DINING



## LIVING







## KITCHEN





## EAT-IN KITCHEN







MASTER





## BEDROOMS





## BASEMENT





# BACKYARD





# FEATURES & UPGRADES

## Exterior

- New windows (whole house - 2019)
- New roof shingles (2016)
- New solid wood craftsman front door
- Wi-Fi accessible tower is right behind on the golf course
- Invisible fence for pets

## Interior

- Whole interior painted (2019)
- Double sided wood fireplace

## Master

- Master bedroom en-suite bathroom renovated (2019)
- Master bedroom en-suite has a bluetooth fan/speaker

## Basement

- Rough-in for Kitchen + washer & drier hook up
- Rough-in for fireplace
- Propane heat with high efficiency furnace (2015)
- Finished part of the basement painted (2020)
- Basement kitchen floor changed (2020)

## Backyard

- Backyard has built-in speakers
- Direct connection for BBQ hook up with propane
- Pool is also connected to propane tank
- Underground sprinkler system

### How to use the elevator:

1. Push button to call it
2. Open door and sliding door
3. Once inside, make sure both doors are closed all the way then hit the floor you're going to
4. Once you get there, open the doors and exit
5. Close both doors again or you won't be able to call it from another floor

**If you have trouble, please call Ralph at 416-839-9253.**



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