

FEATURES & UPGRADES

8 OAKVIEW PL

Home Built: 1999
3,348 Sq FT per MPAC Plus Full Basement
Drilled Well and Septic
Lot Size: Irregular Shape (1.75 ACRES)

At a glance - Property Overview:

- Updated home on a private 1.75-acre lot
- Located in the prestigious Foxfire Estates community
- Executive office, 4 spacious bedrooms, 3 bathrooms, and 2-car garage
- Surrounded by forest with professional landscaping
- Less than 10 minutes to downtown Uxbridge, 15 min to 407, 45 min to Toronto
- Secluded 10' x 10' bunkie retreat, perfect for guests or quiet escapes
- Ideal blend of luxury living and cottage-like serenity

Exterior Features & Upgrades (~\$180,000+):

- Large custom gunite 4-season hot tub/plunge pool with gas heating and fountain jets (\$80,000)
- Armour stone hardscaping around pool and patio for elevated backyard design (\$25,000)
- Stone patio, firepit area, and front stone porch upgrade (\$30,000)
- Extensive professional landscaping including lower driveway garden enhancements (\$5,000)
- Driveway newly paved and sealed for a clean, polished entry (\$8,000)
- New roof (August 2019) with architectural shingles (\$12,000)
- New garage door installed for enhanced curb appeal (\$3,500)
- Chimney re-bricked for structural integrity and aesthetics (\$3,000)
- Full bat/pest proofing completed for long-term exterior maintenance (\$4,000)
- Septic risers added for easy access and future serviceability (\$1,500)
- Outdoor electrical receptacles installed for landscape and seasonal lighting (\$2,500)
- Custom-built bunkie (10x10) with finished interior —ideal for guests or retreat space (\$6,000)

Continued...

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COLIN NOBLE AT (647) 967-7116



Interior Features & Upgrades (~\$135,000+):

Main Floor Renovation (2014):

- Wall removed to create a great room (engineered beam, Town of Uxbridge permit)
- Raised living room floor to match family room
- Custom solid wood fireplace surround & built-ins
- Plaster crown moulding, custom trim & 5" baseboards
- Engineered hickory hardwood floors
- LED pot lights and upgraded light fixtures (excluding office)
- Widened kitchen/dining entryway
- Powder room updated with marble-top vanity

Kitchen Renovation (2015):

- Custom solid wood cabinetry with soft-close drawers
- Oversized custom island with ample storage and sitting
- Quartz countertops, chef sink, built-in coffee bar, reclaimed farm board trim
- Dacor gas cooktop & convection oven
- In-cabinet and under-cabinet lighting
- Engineered hardwood flooring & custom bookcase

Additional Interior Upgrades:

- 9 foot smooth ceilings, plaster crown mouldings, custom trim
- New lighting & fixtures throughout the home
- Fully functional wet bar in basement with bar fridge
- Basement bathroom rough-in (in exercise room)
- Primary suite balcony rebuilt with Duradek finish
- Refinished oak staircase with new newel posts
- New carpet throughout upper level
- Spray foam insulation in roof (\$2,500)
- Full electrical check & panel mapping (\$2,000)
- Water softener system, and HRV system installed

Other:

Home utilities (approximate):

- Gas (Enbridge) \$213.00/mth equalized billing. ~\$2,556/year. Hydro (Hydro One) Averages \$229/mth. ~\$2750/year. Water N/A (well). Propane N/A

Inclusions:

All existing appliances: S/S Fridge/Freezer, S/S Dishwasher, S/S Dacor Stove, GE Convection Wall Oven, Microwave. Washer & Dryer. Mechanical Equipment (All owned): Hot Water Tank, A/C, Water Softener, Furnace. All ELFs. All Window Coverings. Summer cabin 10x10 Bunkie. Garage door opener & remotes. All Plunge Pool equipment (including spare filters valued at \$800-\$1000). Solid wood executive desk in office and cabinet with glass doors/file drawers. TV and bracket in exercise room

Exclusions:

Any staging items and personal belongings.

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