

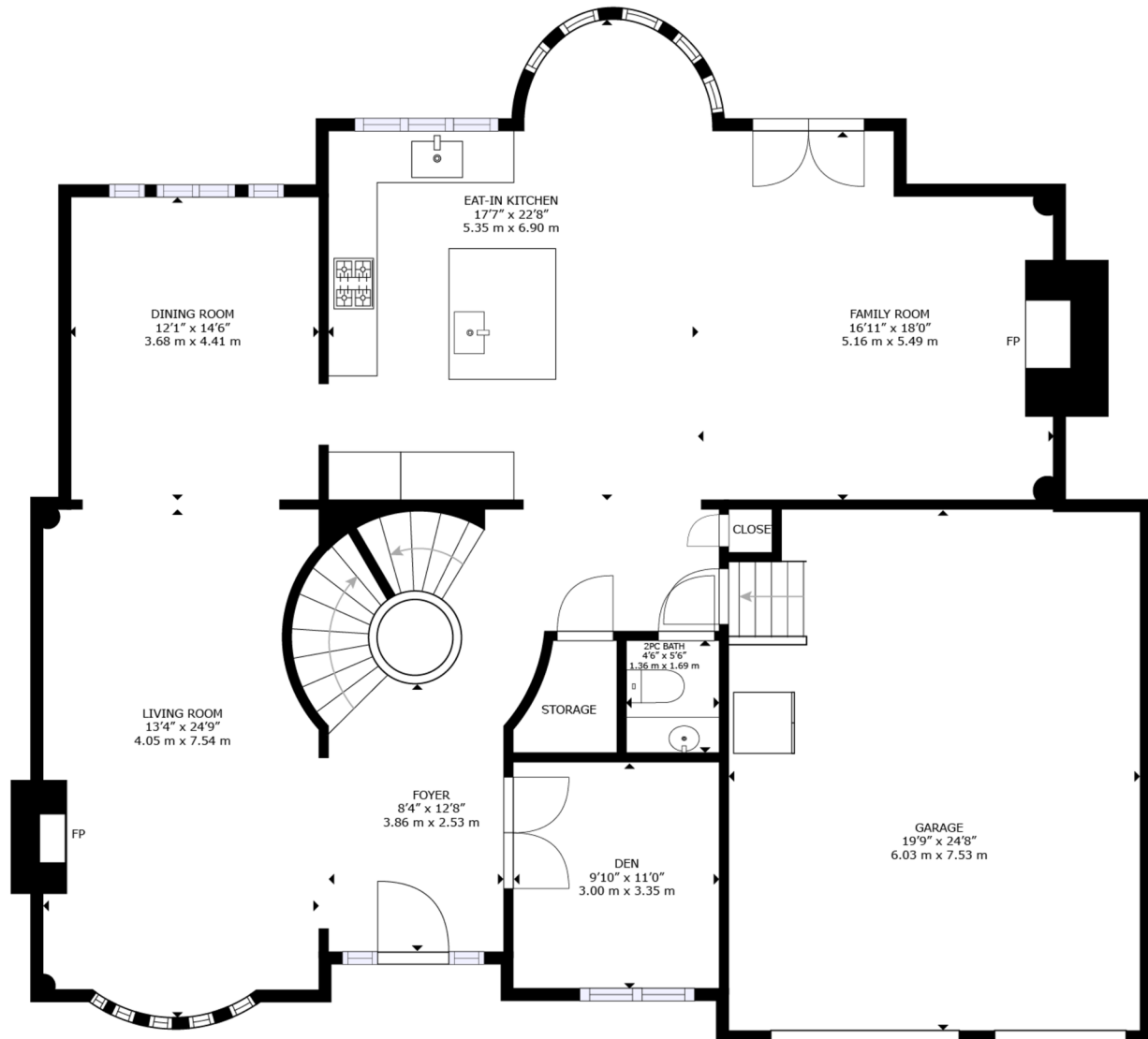
Floor Plans: 172 Boxley Road

Approx.: 3,551 sq. ft. above grade (MPAC)

Approx.: 5,254 sq. ft. including lower level (MPAC)

AB&A

AMY BRAY & ASSOCIATES



Main Level Approximately.: 1,733 sq. ft (MPAC)



AMY BRAY & ASSOCIATES

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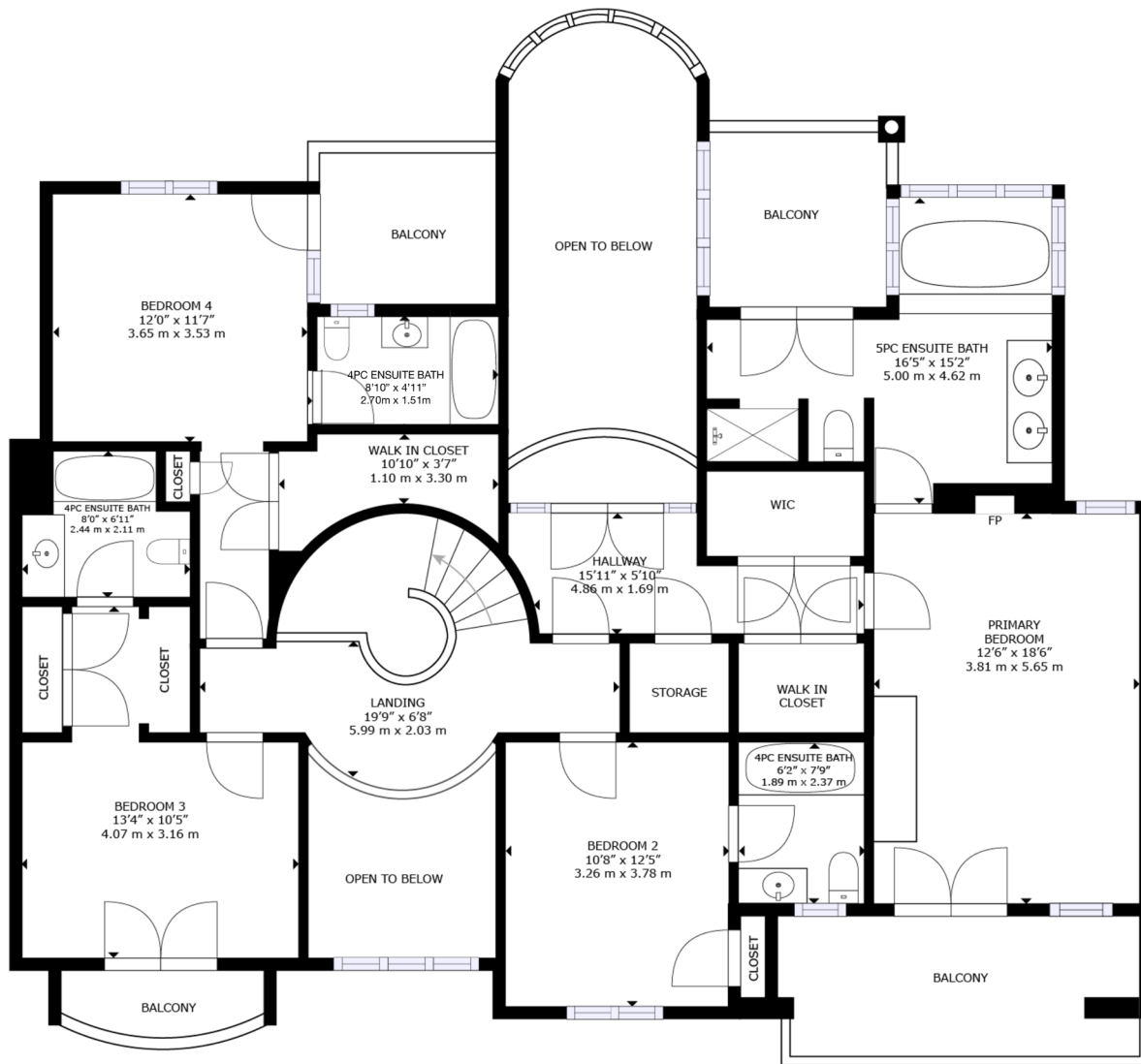
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Second Level Approximately.: 1,818 sq. ft (MPAC)



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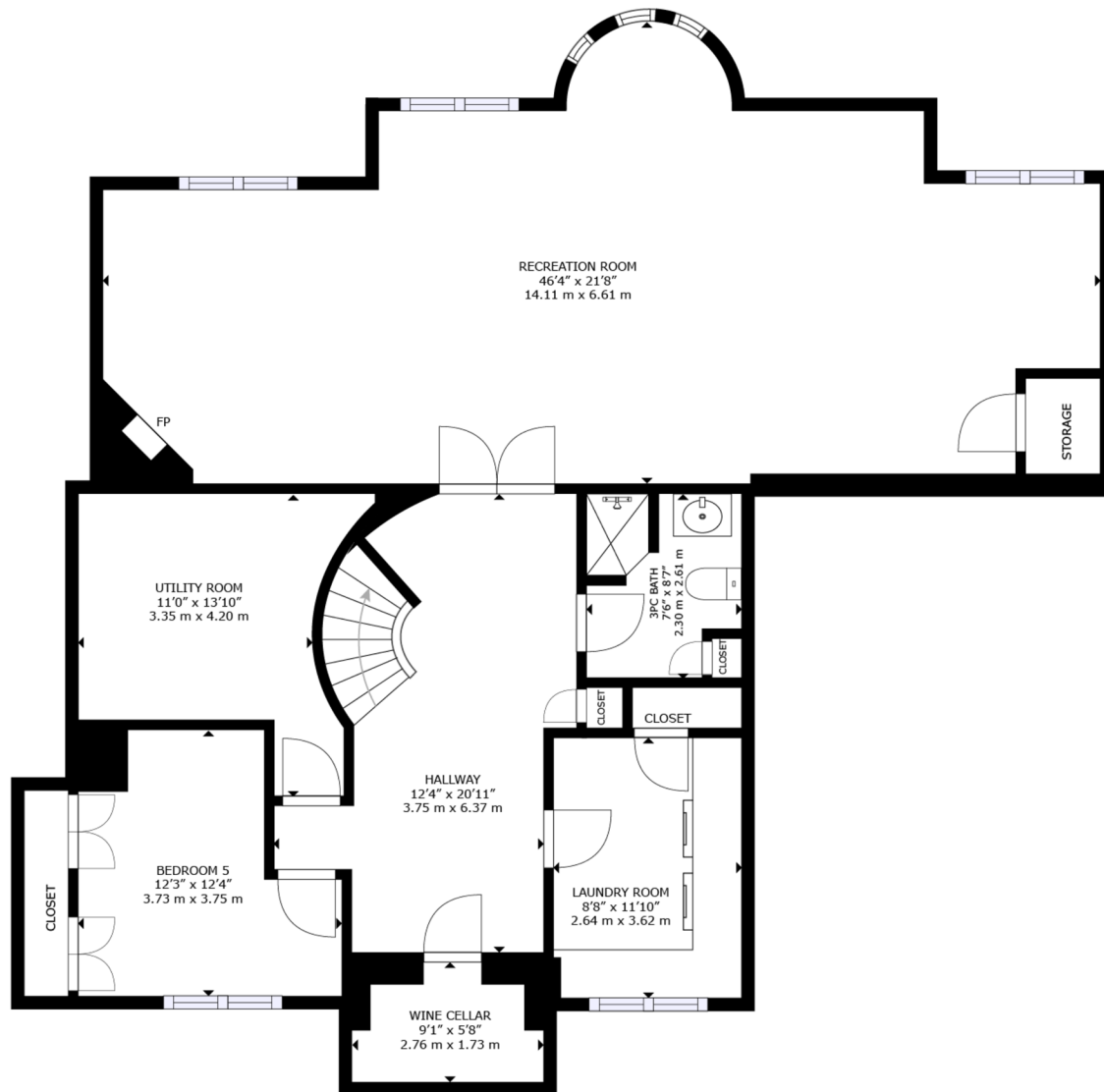
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Approx.: 3,551 sq. ft. above grade (MPAC)

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Lower Level Approximately.: 1,302 sq. ft (MPAC)



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172 Boxley Rd, Burlington

Price: \$3,174,900

AB&A

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Halton/33 - Burlington/332 - Elizabeth Gardens 2 Storey/House

Beds (AG+BG): **5 (4 + 1)**
 Baths (F+H): **6 (5 + 1)**
 Dens: **1**
 SF Fin Total: **4,853**
 AG Fin SF Range: **3001 to 4000**
 AG Fin SF: **3,551/Other**
 BG Fin SF: **1,302/Other**
 Tot Unfin SF: **401**
 DOM:
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$20,860.04/2025**

Buyer Agency Compensation Remarks: 2% + HST

Property Information

Common Elem Fee: **No**
 Legal Desc: **LT 201, PL 607; BURLINGTON**
 Zoning: **R2.3**
 Assess Val/Year: **\$2,147,000/2016**
 PIN: **070010529**
 ROLL: **240208082001700**
 Possession/Date: **Flexible/**

Local Improvements Fee:
 Survey: **Available/**
 Hold Over Days:
 PIN 2:
 Occupant Type: **Owner**
 Deposit: **5%**

Exterior

Exterior Feat: Balcony, Built-In BBQ, Hot Tub, Landscape Lighting, Landscaped, Lawn Sprinkler System, Patio(s), Privacy
Construct. Material: Stone, Stucco (Plaster)
Shingles Replaced: 2007
Year/Desc/Source: 2006//Other
Foundation: Poured Concrete
Property Access: Municipal Road
Pool Features: Inground
Garage & Parking: Attached Garage/Private Drive Double Wide
Parking Spaces: 7
Water Source: Municipal
Lot Size Area/Units: /
Lot Front (Ft): 69.17
Location: Urban
Area Influences: Beach, Dog Park, Lake/Pond, Landscaped, Park, Public Transit, Quiet Area, Rec./Community Centre, Schools
Topography:
Restrictions:

Roof: Shingles
Prop Attached: Detached
Apx Age: 16-30 Years
Rd Acc Fee:
Garage Spaces: 3.0
Sewer: Sewer (Municipal)
Acres Rent:
Lot Shape: Rectangular
Land Lse Fee:
Fronting On: West
Exposure: North, East

Interior

Interior Feat: Air Exchanger, Auto Garage Door Remote(s), Bar Fridge, Built-In Appliances, Central Vacuum, Hot Tub, Sump Pump
Security Feat: Carbon Monoxide Detector(s), Smoke Detector(s)
Basement: Full Basement
Laundry Feat: In Basement, Laundry Room, Sink
Basement Fin: Fully Finished
Cooling: Central Air
Heating: Forced Air
Fireplace: 4/Natural Gas
Under Contract: Air Conditioner, Hot Water Heater
Inclusions: Other
Add Inclusions: See supplements for full inclusions.
Exclusions: See supplements for full exclusions.
Furnace Age: 2014
Tank Age:
FP Stove Op:
UFFI:

Public Remarks

Public Remarks: Welcome to 172 Boxley Road — a masterfully crafted European-inspired residence poised on the cusp of Oakville and Burlington, just steps from the Lake. Designed for those who appreciate architectural excellence and refined living, this exceptional home embodies timeless elegance, thoughtful craftsmanship, and modern sophistication — all within one of the area's most sought-after school districts. From the grand stone and stucco façade to the custom solid oak entryway and landscaped grounds, every detail reflects a commitment to quality and design. Inside, soaring ceilings, intricate plaster crown mouldings, wide-plank oak floors, and luminous tray and coffered ceilings create an atmosphere of graceful grandeur. The chef's kitchen anchors the home — an entertainer's dream with custom cabinetry, expansive quartz surfaces, a statement island, and an airy atrium-style breakfast space that floods the main floor with natural light. The adjoining family room offers an inviting retreat, enhanced by an elegant fireplace and seamless flow to the outdoor living area. Step outside to your private resort-inspired oasis — where a sparkling pool, integrated spa, custom gazebo, outdoor kitchen, and ambient lighting create the perfect setting for relaxation or entertaining. Upstairs, each bedroom is a private sanctuary, complete with its own ensuite and balcony access. The primary suite is a true haven — featuring dual terraces, a two-sided fireplace, a spa-like ensuite, and boutique-style dressing areas. The lower level extends the living experience with a temperature-controlled wine room, fitness and recreation zones, guest accommodations, and an advanced home entertainment system. Even the three-car garage has been finished to perfection, combining practicality with polished style. Elegant, inspired, and ideally situated in South Burlington, 172 Boxley Road defines elevated living where luxury meets lakeside serenity.



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