

AB&A

AMY BRAY & ASSOCIATES



Discover Architectural Excellence

172 Boxley Road, Burlington



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AB
& A

172 Boxley Road

4+1 Beds • 5.5 Baths • 5,200+ sq.ft.

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.



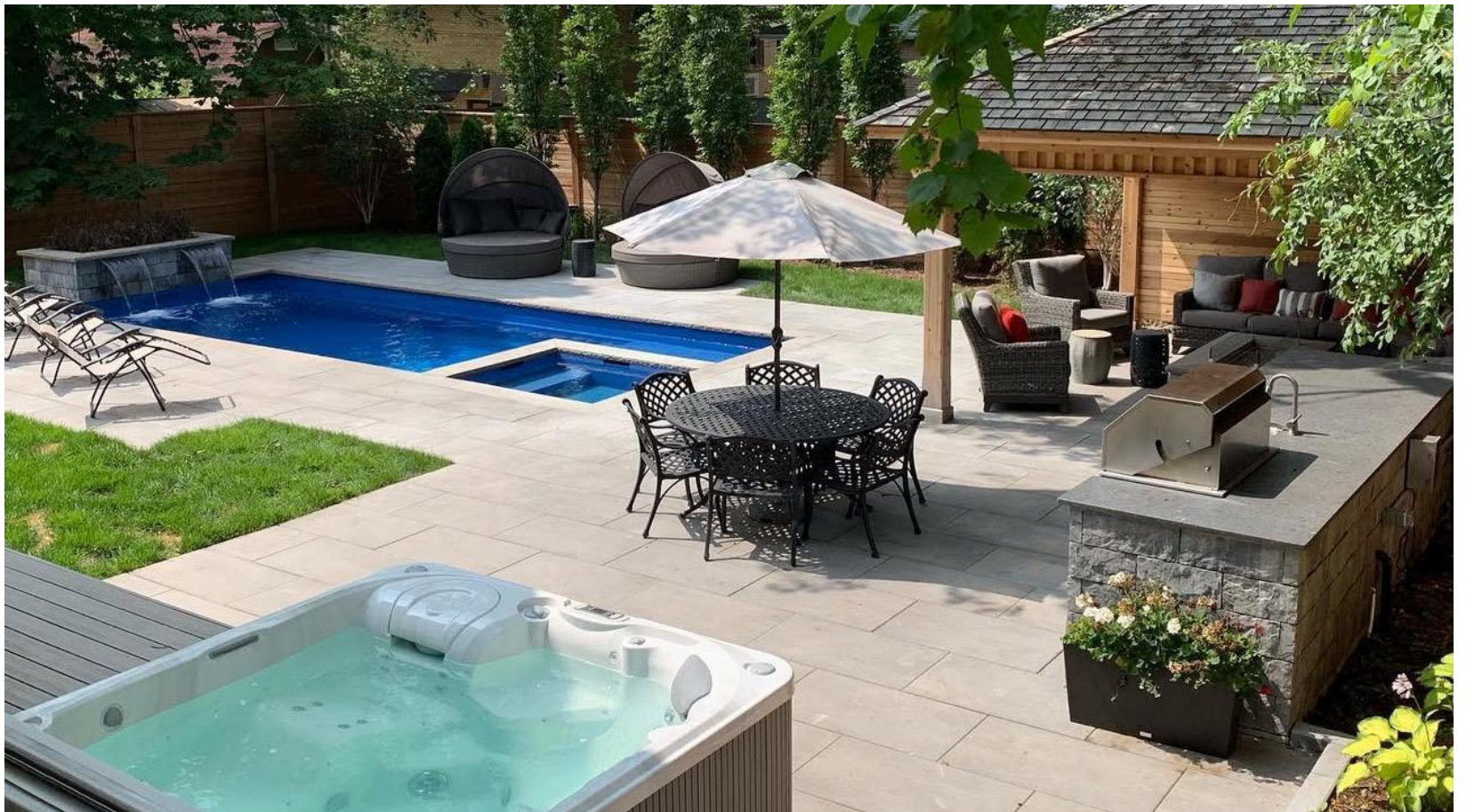


Elegant, inspired, and ideally situated in South Burlington, 172
Boxley Road **defines elevated living where luxury meets
lakeside serenity.**









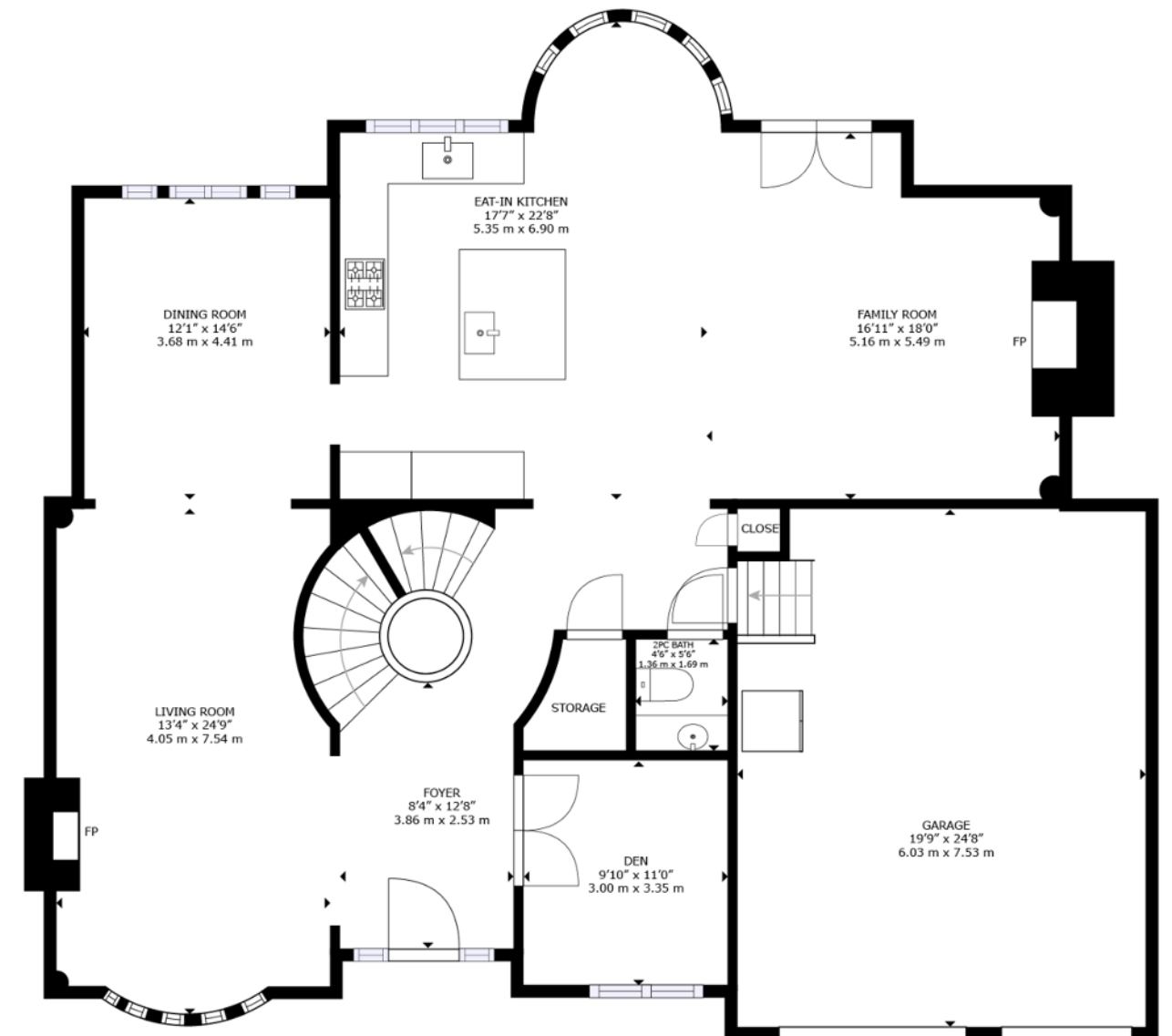


Floor Plans



Main Level

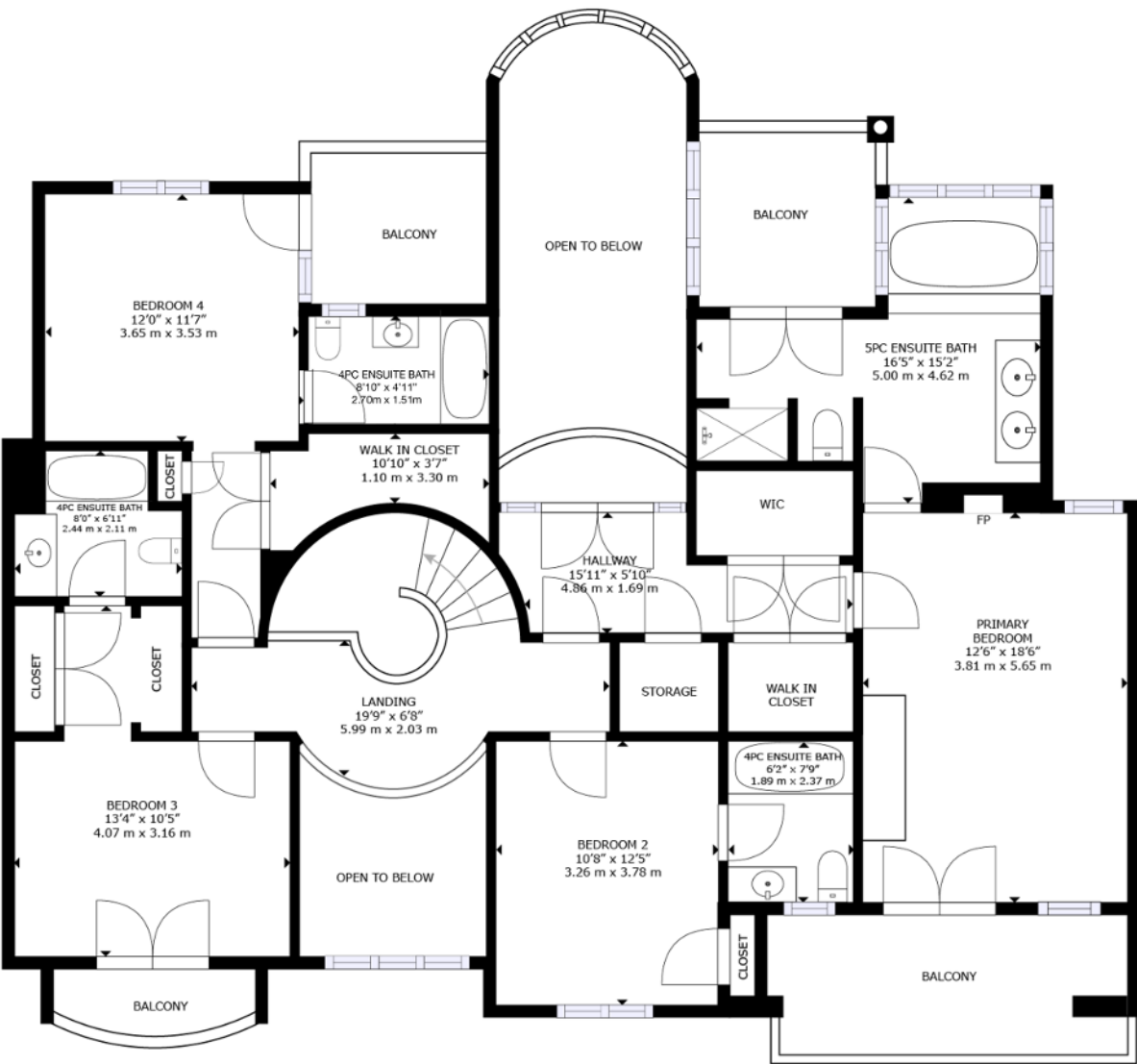
1,733 sq.ft.



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Square footage provided is from MPAC propertyline report.

Second Level

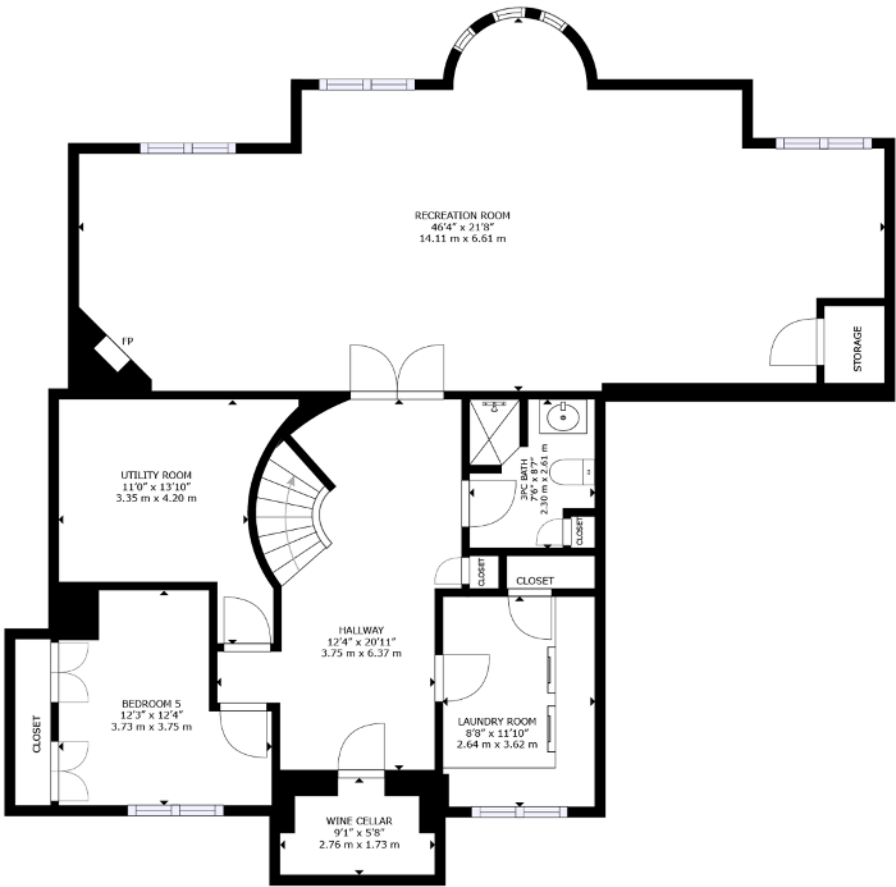
1,818 sq.ft.



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Third Level

1,703 sq.ft.



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Special Features & Finishes

INTERIOR

- 4.75" solid oak hardwood flooring throughout main and upper level
- 5.5" door and window casings
- 9" baseboards
- Plaster crown mouldings throughout
- Tray ceilings with backlighting
- Coffered ceilings
- Raised-panel solid core doors with nickel hardware
- California Shutters and custom drapery
- Built-in Control4 surround sound system on main floor and outdoors
- Casa Bella Thermopane casement windows
- Nest smart thermostat

MECHANICAL

- Central vacuum system
- High-efficiency furnace with electronic air cleaner and humidifier - 2014
- Air conditioner - 2019 (Rental)
- VanEE air exchanger - 2024

EXTERIOR

- Natural stone and stucco façade
- Oversized custom solid oak front entry door with multi-point lock system, imported from Germany
- Permacon Mega Slab driveway and walkway
- Imported granite front steps
- Privacy fencing surrounding rear yard
- 30-year roof shingles - 2007
- Casa Bella Thermopane casement windows - 2007
- ADT security camera (as-is)
- Ring smart doorbell camera

FOYER

- Elegant two-storey entrance with solid oak door and full-sized transom window
- Grand circular oak staircase with open risers, imported from Italy
- Oversized oak handrail with wrought iron pickets
- Walk-in closet

LIVING ROOM

- Oversized front bow window with large sill
- Plaster crown mouldings
- Picture mouldings on walls
- Coffered ceiling with pot lights
- Stunning gas fireplace with ornate pre-cast limestone mantel and surround
- Wall sconces and custom drapery

DINING ROOM

- Coffered ceiling
- Statement wall sconces
- Oversized window allowing abundant natural light
- Custom Roman shades

KITCHEN

- Custom-designed kitchen with premium Wolf, JennAir, Bosch, and Miele appliances
- Quartz countertops with farmhouse sink
- Oversized island with additional storage and under-mount sink
- Porcelain herringbone backsplash with pot filler
- Upgraded matte gold faucets and hardware
- Under-cabinet lighting
- Custom wine bottle storage and spice cabinets
- Built-in bar fridge
- Crown mouldings
- Renovated - 2018

ATRIUM-STYLE DINETTE

- Sun-filled space with soaring two-storey ceiling
- Circular custom banquette seating
- Floor-to-ceiling windows and large chandeliers
- Open to family room

FAMILY ROOM

- Open concept to kitchen and dinette
- French doors opening to private backyard oasis with pool and outdoor kitchen and living
- Grand fireplace with detailed surround and custom cabinetry
- Control4 integrated surround sound system with outdoor connection
- 74.5" Samsung TV with motorized lift
- Invisible Nakymatone in-wall speakers
- Tray ceiling with backlighting and pot lights
- Statement wall sconces



OFFICE

- Double glass French doors
- Pre-wired for communications
- California Shutters

UPPER LEVEL

- 9-foot ceilings with pot lighting
- Four bedrooms, each with its own ensuite bathroom
- Four balconies
- Large dome atrium skylight in upper hall

PRIMARY SUITE

- Grand foyer with skylight and double French doors overlooking main floor
- Two-sided gas fireplace between bedroom and ensuite
- Seven windows encircling the spa jet bathtub
- Granite shower surround with Grohe Aquatower multi-head fixture
- Custom double vanity with oversized mirror
- His-and-hers walk-in closets with custom shelving
- Linen closet
- Double French doors to two private covered balconies — one overlooking the backyard, and one overlooking the front yard
- Custom built-in armoire with drawers, cupboards, and TV

BEDROOM 2

- Double and single closets with built-in shelving
- 4-piece ensuite bathroom with vessel sink
- Granite and marble floors and walls

BEDROOM 3

- Double French doors to balcony overlooking front yard
- Double closet with built-in shelving and drawers
- 4-piece ensuite with jetted tub, granite and marble finishes, custom vanity, and cabinetry

BEDROOM 4

- Oversized 8-foot-deep walk-in closet plus additional closet with shelving
- Balcony overlooking backyard
- 5-piece ensuite with vessel sink and marble/granite finishes
- Hot Springs Limelight standalone hot tub off the deck
- Permacon Mega Slab patio
- Hydrowise irrigation and landscape lighting system
- Trex deck



LOWER LEVEL

- 9-foot ceilings and limestone floors
- Custom wine cellar with diamond-patterned wood shelving
- Fifth bedroom with double closet
- Recreation room with gas fireplace and workout area
- Two Smart TVs with built-in surround sound
- Laundry room with stone feature wall, large counter, and cabinetry
- 3-piece bathroom with step-in shower

GARAGE

- Oversized three-car garage, custom built by Garage Living
- ProPark9 9000 lb high car lift
- Floortex Polyaspartic garage flooring
- LiftMaster 8500W Elite Series garage door system with high-lift track, Wi-Fi enabled
- MyQ Wi-Fi enabled garage door opener
- Slat wall storage system with accessories
- Custom built-in bench, hooks, and shelving
- Commercial lighting

BACKYARD OASIS

- 14' x 16' cedar gazebo with cedar shingle roof - 2025
- Fibreglass Limitless pool (12'6" x 30') with integrated hot tub
- Two waterfall fountains from stone planter box
- Oversized granite outdoor kitchen counter with gas BBQ, sink, and fridge
- Napoleon gas fireplace under gazebo
- Outdoor Control4 Wi-Fi sound system with eight speakers
- Samsung The Terrace outdoor TV (2000 nits, anti-glare)
- Hot Springs Limelight standalone hot tub off the deck
- Permacon Mega Slab patio
- Hydrowise irrigation and landscape lighting system
- Trex deck

POOL

- Pool Robot - 2023
- Heater - 2023
- Connections for pipes & hoses redone 2024



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Amy Bray

Sales Representative & Senior Vice President, Sales

c. 416.802.5017 • o. 905.845.0024

amy.bray@sothebysrealty.ca

Alexandria Wood

Sales Representative

c. 416.788.5126 • o. 905.845.0024

alex.wood@sothebysrealty.ca

309 Lakeshore Road East,
Oakville, Ontario L6J 1H3





AMY BRAY & ASSOCIATES



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