

WELCOME TO

2 Ballinger Way

www.2Ballinger.com



Shawn Zigelstein
Broker



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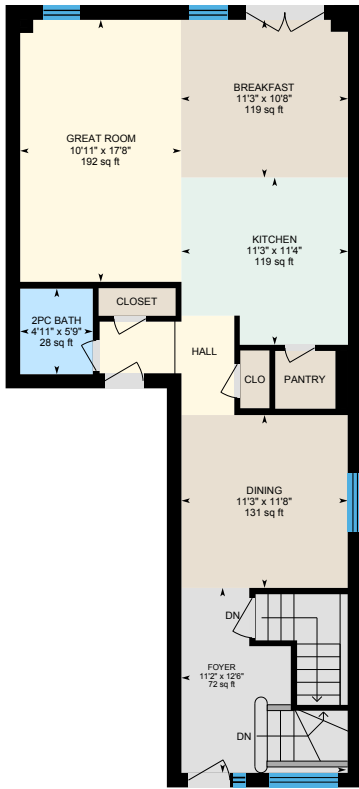


ROYAL LEPAGE
CHAIRMAN'S CLUB
NATIONAL TOP 1%
LIFETIME MEMBER

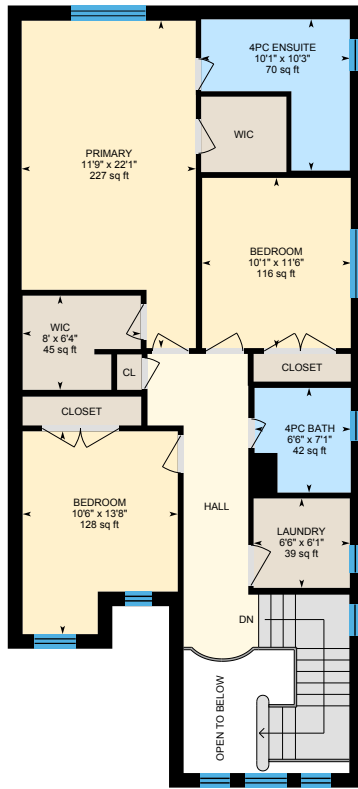
Olivia Yu
Broker



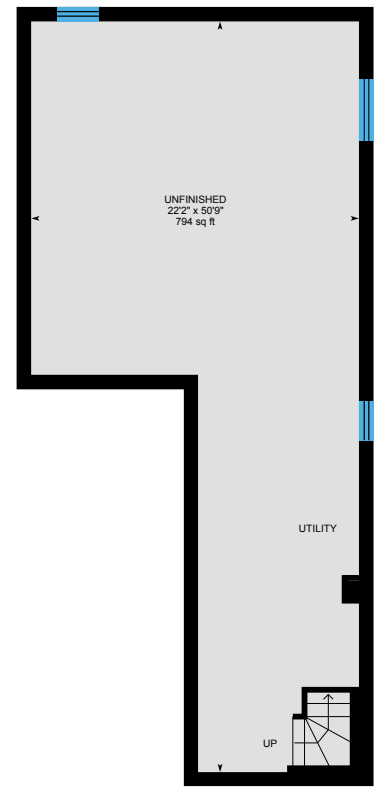
2 Ballinger Way, Uxbridge



Main Floor



2nd Floor



Basement (Below Grade)





PUBLIC SCHOOLS

Your neighbourhood is part of a community of Public Schools offering Elementary, Middle, and High School programming.

Joseph Gould PS

Designated Catchment School
Grades PK to 8
144 Planks Ln

É Éléonore-Marion

Designated Catchment School
Grades PK to 8
2235 Brock Rd

ÉS Ronald-Marion

Designated Catchment School
Grades 7 to 12
2235 Brock Rd

Uxbridge PS

Designated Catchment School
Grades 1 to 8
64 Victoria Dr

Uxbridge SS

Designated Catchment School
Grades 9 to 12
127 Planks Ln

CATHOLIC SCHOOLS

Your neighbourhood is part of a community of Catholic Schools offering Elementary, Middle, and High School programming.

St Joseph Catholic School

Grades PK to 8
25 Quaker Village Dr

École catholique Pape-François

Grades PK to 12
276 Sunset Blvd

St. Mary Catholic Secondary School

Grades 9 to 12
1918 Whites Rd

PRIVATE SCHOOLS

The private schools nearest to you are:



Uxbridge Montessori School

Grades PK to 8
167 Main St N

PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



Herrema Fields

Herrema Blvd

1 min

Uxbridge Swimming Pool / Curling Rink / Seniors Centre

1 Parkside Drive

10 mins

Bonner Fields

Capstick Lane

9 mins

FACILITIES WITHIN A 20 MINUTE WALK

3 Playgrounds
1 Pool
1 Arena
1 Rink
3 Ball Diamonds
3 Sports Fields
2 Community Centres
1 Sports Court



TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 8 minute walk away.

Nearest Street Level Transit Stop
Franklin Northbound at Brock Street

8 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station, a hospital, and a fire station within 2.63km.

Markham Stouffville Hospital - Uxbridge Site
4 Campbell Dr

Fire Station
301 Brock St W

Police Station
34 Brock Street West

HoodQ

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Stunning Corner Lot Semi-Detached Home In The Beautiful Uxbridge Community

Experience The Perfect Blend Of Comfort And Style In This Corner Lot Home Nestled In The Uxbridge Community. Featuring 3 Bedrooms, Including A Generously-Sized Master Bedroom With His And Hers Walk-In Closets And A 4-Piece Ensuite, This Home Offers Ample Space For Comfortable Living. The Main Floor Welcomes You With 9' Ceilings And Pot Lights, Creating An Open And Airy Ambiance Throughout. Hardwood Flooring Throughout Adds To The Home's Appeal, Complemented By Three Upgraded Bathrooms. The Upgraded Kitchen Showcases Quartz Countertops, A Stylish Backsplash, And Stainless-Steel Appliances, Including A Built-In Microwave Cabinet And Ample Pot Drawers. Surrounded By The Charm Of Uxbridge, You'll Enjoy Access To Amazing Schools, Stunning Parks And Trails, Grocery Stores, And Restaurants Just Moments Away.

Extras: All Existing Appliances: LG Stainless Steel French Door Fridge, Frigidaire Stainless Steel Gas Stove, Kitchen Aid Stainless Steel Built-In Dishwasher, Stainless Steel Hood Fan; LG Front Load Stacked Washer And Dryer; All Existing Electrical Light Fixtures; All Existing Window Coverings; Air Conditioner; Furnace.

Excluded: Cameras (At Front Door And Garage), Microwave Rental: Tankless Water Heater

Taxes: \$6,033.74 / 2023 | POTL: \$137.00 / month | Lot: 32.68 ft x 91.42 ft

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