

## Classic Meets Contemporary ... Welcome to 3266 Galbraith Drive!

Gracious Living awaits in this 4+1 Bedroom, 4 Bath Home located in Prime Erin Mills South West ... the perfect neighborhood for your family's busy lifestyle! Comfort & Warmth best describes how 3266 has been lovingly maintained & upgraded.

Brilliantly designed Main Level boasts something for everyone with crisp / clean lines & spacious Floor Plan. The grand Living / Dining Rooms offer Hardwood Floors that are warm & welcoming for elegant entertaining or everyday living.

Open Concept Kitchen / Breakfast Area / Family Room boasts convenience like no other ... plenty of Cupboard & Counter Space, ambience of Wood Burning Fireplace, large Windows welcoming in sun & bright light, along with walk-out to Deck & Private Backyard!

Upper Level consisting of 4 spacious bedrooms serves as a warm retreat after a hectic day, with impressively Reno'd 4pc Bath. Master Bedroom boasting "His & Hers" closets & a stylish Reno'd 5pc Ensuite for your everyday needs.

Lower Level offers an abundance of Storage Spaces, Cold Room, 5<sup>th</sup> Bedroom & 3pc Bath. Pot Lights & Wall Scones (9) add just the right ambience to this family oriented room. New Laminate Floors & prewired for sound finish off this great living space.

Total Space: Over **3,800 Sq. Ft.** *(per GeoWarehouse)*

1<sup>st</sup> & 2<sup>nd</sup> Floors: **2,545 Sq. Ft.** *(per GeoWarehouse)*

Lot Size: **69.25 x 118.11 Ft.** *(per GeoWarehouse)*

An Ideal location! ... 3266 Galbraith is conveniently close to:

- Great Schools
- Parks & Community Centre
- Accessible Public Transit
- Go Train (Clarkson GO) is minutes away
- Shopping Malls (Erin Mills Town Centre, Square One & More)
- Credit Valley Hospital
- Highways (403/407/QEW & a short distance to 401)

Convenience Plus! Making this neighborhood the perfect area to call Home!

Take the first step into your new home..!

- Exterior: Brick
- Walkway Steps to Front Door: Concrete with Flagstone Porch

- Attached 2-Car Garage
  - o Garage Doors – Two (2) (2010)
  - o Private Concrete Double Driveway
- Roof (2004)

## **Come on over before it's too late!**

Take time to admire the Unique Features within every room as they are sure to have something to offer. Enjoy your visit!

### **\*\*MAIN LEVEL\*\***

#### **FOYER**

- Entry: Single Door (2017)
  - o Decorative Glass Inlay
- Coat Closet – Double Door (2017)
- Staircase from Main to 2<sup>nd</sup> Level
  - o *New white pickets*
  - o *New treads*
  - o *New runner*
  - o *New oak posts*
- Stairs to basement Level (2007)
  - o *New white pickets*
  - o *New oak posts*

#### Finishing Touches:

- Light Fixtures: Decorative Overhead & Two(2) Wall Scones
  - Floor: Porcelain
  - Mirror: Decorative (*included*)
- 

#### **LIVING ROOM**

Exudes Timeless Elegance ... Great space to receive & welcome your guests.

- Window:
  - o Roller Blinds, Drapes & Hardware (*Drapes excluded*)
  - o Overlooks Front Yard

#### Finishing Touches:

- Floor: Oak Hardwood (2014)
- Crown Moulding

- Lights: Pot Lights
  - Freshly Painted (2015)
- 

## DINING ROOM

A Formal Dining Room ... Sophisticated area to celebrate any occasion or host dinner parties!

- Entrance to Kitchen
- Window:
  - o Roller Blinds, Sheers & Hardware (*Drapes excluded*)
  - o Overlooks Side Yard

Finishing Touches:

- Floor: Oak Hardwood (2014)
  - Light Fixture:
    - o Decorative Hanging
    - o Pot Lights
  - Crown Moulding
  - Freshly Painted (2015)
- 

## KITCHEN

The Kitchen is the heart of the home. Make your favourite meals that fuel your mind & body in this glorious space.

- Open Concept to ... Breakfast Area & Family Room
- Misc:
  - o Solid Oak Cabinets, Drawers ... Plenty of Storage Space (2009)
  - o Pull out Pantry
  - o Lazy Susan
  - o Counter Top: Ceasar Stone
  - o Backsplash: Marble
- **Kitchen Appliances: Stainless Steel** (2009)
  - o Fridge: Samsung 3- Door w/ Ice & Water Feature
  - o Stove: GE Gas Stove / Oven
  - o Dishwasher: Bosch
  - o Microwave: Panasonic (*Built in*)

Finishing Touches:

- Floor: Porcelain 12 x 24 Tiles
  - Light Fixture: Pot Lights
- 

## **BREAKFAST AREA**

Start your mornings with a hearty meal with the family in your Breakfast Area.

- Open Concept ...
  - o Kitchen & Family Room
- Window:
  - o Two (2)
  - o Views of Private Backyard
- Walk-out to Deck in Backyard
  - o Sliding Patio Door in Breakfast Area
    - Roller Blinds
    - Drapes (*excluded*)

Finishing Touches:

- Light Fixture: Overhead & Two (2) Pendant Lights over Breakfast Bar
  - Floor: Porcelain 12 x 24 Tile
- 

## **FAMILY ROOM**

Spend quality time with the entire family in this warm & comforting Family Room.

- Open Concept ...
  - o Kitchen & Breakfast Area
- Fireplace: Wood Burning
  - o Brick Surround
- Window:
  - o Roller Shades, Drapes & Hardware (*Drapes excluded*)

Finishing Touches:

- Floor: Oak Hardwood (*2014*)
  - Misc.:
    - o TV & Bracket (*Excluded*)
-

## **POWDER ROOM 2-PIECE**

Simple yet classy ...

- Upgraded in 2009
- Vanity:
  - o Dark Wood
  - o Porcelain Top

Finishing Touches:

- Floor: Porcelain
  - Decorative:
    - o Mirror
    - o Light Fixture
    - o Tumbled Marble Accent Wall
- 

## **LAUNDRY ROOM**

- Access to Garage
  - Window
  - Sink with Drawer
  - Cabinets, Counters & Shelves
    - o Built-In
  - Appliances:
    - o Clothes Washer: LG Front Load (2014)
    - o Clothes Dryer: LG (2007)
- 

## **GARAGE**

- Garage: Attached Double Car
- Misc:
  - o Garage Doors: Two (2) (2009)
  - o Garage Door Openers: Two (2)
  - o Remote Controls: Two (2) Existing
- Driveway: Private Double Concrete
- Loft Storage

- Wood Shelves
  - Workbench (*excluded*)
- 

## **BACKYARD**

Amazing Space for those Summer BBQ's!

- Fenced Yard ...
    - o Added Privacy Plus!
    - o With Deck & Grass for you to Enjoy!
  - Deck: Cedar (*2008*)
  - Flagstone Patios on either side of Deck
  - Potting Bench (*excluded*)
- 

## **\*\*SECOND LEVEL\*\***

### **MASTER BEDROOM**

Take a well-deserved break from your busy schedule in your Master Retreat.

- Closets: His & Hers (*Ikea Pax Wardrobes*)
  - o With Organizers
- Windows: Three (3)
  - o Blinds, Drapes, Rods & Hardware
  - o Overlooks Front
- Sitting Area

Finishing Touches:

- Floor: Broadloom (*2007*)
  - Light Fixture: Pot Lights & Decorative
  - TV & Bracket (*included*)
  -
- 

### **MASTER ENSUITE – 5-PIECE**

Relaxing Ensuite provides you the Space & Convenience for all of your Everyday Needs.

Features:

- Window
  - o Blinds

- Vanity
  - o Counter Top: Ceramic
  - o Double Sinks
  - o Soft Closing Cabinet & Drawer
- Separate Glass Shower
  - o Rainforest Shower Head
- Toilet: Toto Energy Saving

Finishing Touches:

- Floor: Porcelain
    - o Heated
    - o 24 x 24
  - Decorative:
    - o Mirror
    - o Light Fixture
  - Subway Tiled ½ walls w/ Marble Accent Tiles
- 

## **2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup> BEDROOMS**

Continue admiring this home when entering the Second, Third & Fourth Bedrooms. These Bedrooms are ideal for a Nursery, Child, Teen or a room to suit your needs!

### **BEDROOM 2**

Features:

- Window:
  - o Blinds , Drapes & Hardware
- Misc.:
  - o Closet: Double Door

Finishing Touches:

- Floor: Broadloom *(2007)*
  - Light Fixture: Overhead
- 

### **BEDROOM 3**

Third Bedroom ideal for a Nanny Suite, Teen Suite, In-Law Suite.

Features:

- Window:

- Blinds, Drapes & Hardware
- Misc:
  - Closet: Double Door (2017)

Finishing Touches:

- Floor: Broadloom (2007)
  - Light Fixture: Overhead
- 

## **BEDROOM 4**

Features:

- Window:
  - Blinds, Drapes & Hardware
- Misc:
  - Closet: Double Door (2017)

Finishing Touches:

- Floor: Broadloom (2007)
  - Light Fixture: Overhead
- 

## **SECOND FLOOR – MAIN 5-PIECE BATH**

Oh & don't forget your 4-Piece Bath located on the 2<sup>nd</sup> Level.

- Upgraded in 2007
- Vanity:
  - Cabinets w/ Drawers
  - Counter Top: Quartz
- Soaker Tub w/ Shower
- Toto Energy Saving Toilet

Finishing Touches:

- Floor: Porcelain
  - Decorative:
    - Mirror
    - Wall Scones (2)
- 

## **\*\*FINISHED LOWER LEVEL\*\***

Another remarkable area of this home is the Lower Level. Entertain in Style or Unwind after a hectic day!



## **RECREATION AREA**

### Features:

- Floor: Laminate (2015)
- Lights: Pot Lights & Wall Scones (9)
- Misc.:
  - o TV & Bracket (Excluded)
  - o Speakers (Excluded)
  - o Freezer (Excluded)

## **5<sup>th</sup> BEDROOM / OFFICE**

### Features:

- Pot Lights
- Single Closet
- Laminate Floors
- Entrance to 3pc Bath

## **3PC BATH**

- Window- Two(2)
- Vanity
  - o Cupboards & Drawers
  - o Ceramic Molded Counter / Sink
- Decorative
  - o Wall Scones – Two(2)
  - o Mirror
- Separate Shower Stall
- Ceramic Floor
- Wainscotting

Some additional Extras of 3266 Galbraith Drive include:

## **INCLUSIONS:**

- All **Existing:**
  - o Attached Electrical Light Fixtures
    - Decorative & Overhead Lights where existing
  - o Window Coverings & Attachments
    - Blinds, Roller Shades, Drapes, Hardware & Finials where applicable
  - o Decorative Mirrors
    - In Bathrooms & Foyer
- Kitchen Appliances: Stainless Steel (2009)
  - o Fridge: Samsung 3-Door Door

- Stove: GE Gas Stove/ Oven
- Dishwasher: Bosch
- Microwave: Panasonic Built in
- Laundry Appliances:
  - Clothes Washer: LG Front Load (2014)
  - Clothes Dryer: LG (2007)
- Misc:
  - TV Bracket in Family Room & Master Bedroom
  - Alarm System (owned)
  - Wood Shelves in Garage & Lower Level Storage Rooms
  - Garage Door Opener w/ Existing Remotes

### **EXCLUSIONS:**

- TV & Bracket in Family Room
- TV & Bracket in Lower Level
- Drapes in Dining Room, Living Room
- Workbench in Garage
- Freezer in Lower Level
- Built In Speakers in Lower Level
- Potting Bench in Backyard

### **NOTES**

#### **Major Components**

- Furnace: (2008 - Owned)
- Central Air Conditioner: (2008- Owned)
  - 2 Ton
- Hot Water Tank: (2017- Rental)
- Roof (2004)
  - One (1) Layer
- Windows: Basement included (2008 & 2009)
- Central Vacuum: Beam includes existing accessories

#### **Renovations / Upgrades / Extras:**

- Exterior:
  - Insulated Garage Doors
  - Walkway Steps to Front Door: Concrete with Flagstone Porch
  - Cedar Deck
- Main Level:

- Floor: Hardwood (*Living/Dining/Family Rooms*), Porcelain (*Foyer, Powder Room, Kitchen & Breakfast Area*)
- Kitchen: Ceramic Backsplash, Ceasar Stone Counter Top, Solid Oak Cabinets, Soft Closing, Pull out Pantry, Lazy Susan
- 2pc Powder Room: Upgraded
  - *Tumble Marble Tiled Accent Wall*
- Family Room: Wood Burning Fireplace
- 2<sup>nd</sup> Level:
  - Floor: Broadloom (*Bedrooms*), Porcelain Tile (*Bathrooms*)
  - 5pc Ensuite & 4pc Main Bath: Upgraded
    - *Quartz Counter Top ( Main Bath), Toto Energy Saving Toilets*
- Lower Level:
  - Finished
  - Floor: Laminate
  - 3pc Bath
- Most Rooms Freshly Painted in Designer Colours

*All information contained herein has been supplied by the Vendor to the best of his/her knowledge & other sources deemed reliable & while deemed accurate is NOT guaranteed. All measurements are approximate. No guarantees are provided or warranted on the information given.*