



167 BALSAM DRIVE

OAKVILLE

RE/MAX | realty
SPECIALISTS by
brokerage

GREG GILMOUR

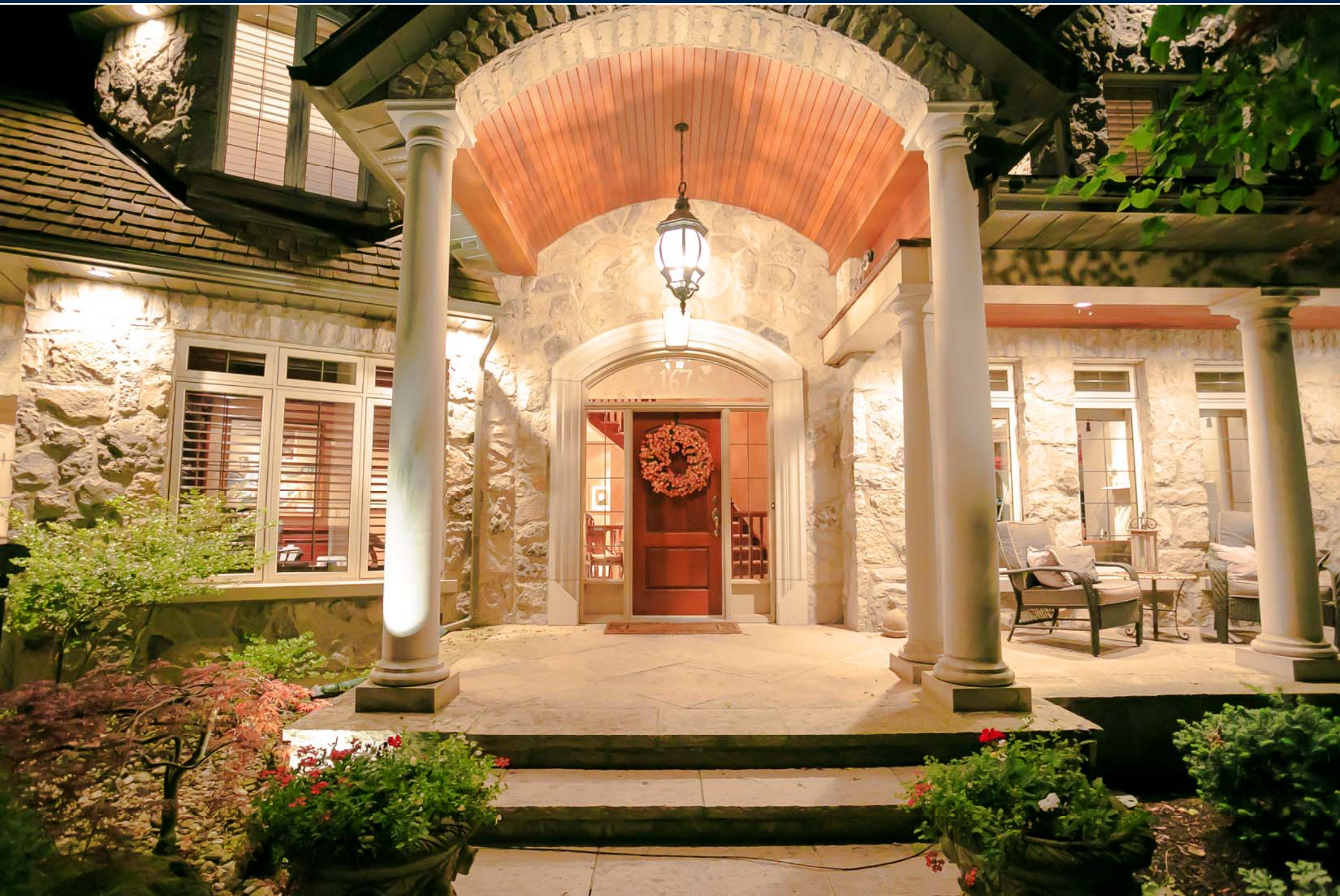
BROKER · OWNER

RE/MAX | realty
ENTERPRISES by
brokerage

JODI GILMOUR

BROKER · OWNER





EXQUISITE LUXURY

An Award Winning custom home built by Jay Robinson, boasting the flare and character of a European Country Home. Magnificent use of wood, stone & stucco, with classic windows and dormers. Nestled in the trees on a huge, private Muskoka-like property within walking distance to downtown Oakville and Lake Ontario. A warm family home that is at once comfortable to live-in and impressive to entertain guests. Two incredibly beautiful wood burning fireplaces. Stunning landscaping featuring custom concrete pool with liner and gorgeous mature trees which provide incredible privacy.



ELEGANT LIVING ROOM





FORMAL DINING ROOM





TWO-STORY GREAT ROOM





GOURMET
KITCHEN



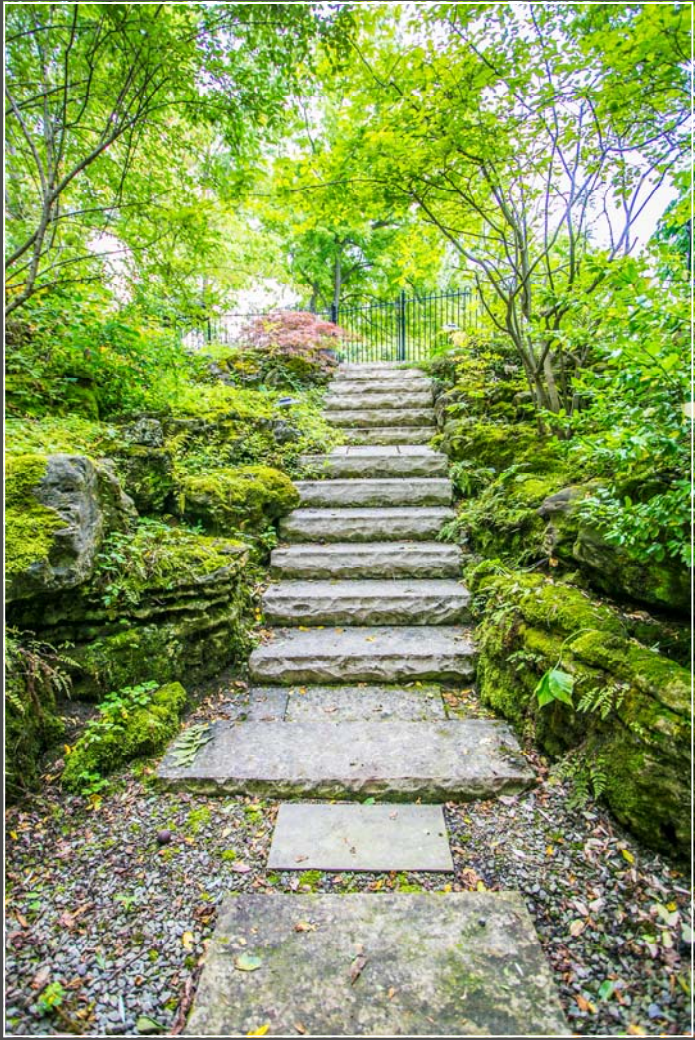
BUTLER'S PANTRY
& BREAKFAST
AREA



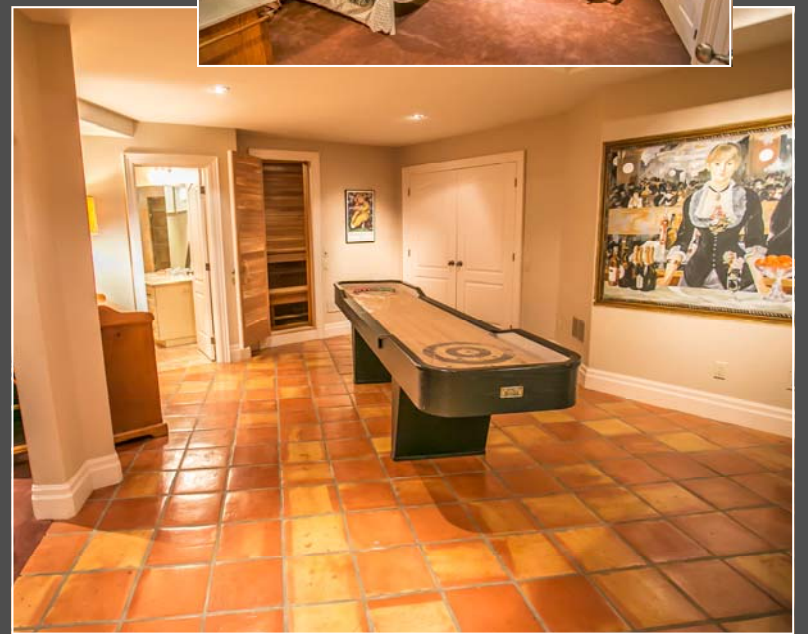


WELCOMING FOYER, PRIVATE DEN & MUD ROOM WITH ACCESS TO UPPER LOFT AREA





FINISHED LOWER LEVEL WITH A FAMILY ROOM, WINE CELLAR, MUSIC ROOM, GAMES ROOM, EXERCISE ROOM, BEDROOM, SAUNA AND BATHROOM





MASTER BEDROOM RETREAT
& 7-PIECE ENSUITE





UPPER LEVEL
BEDROOMS & ENSUITES



167 BALSAM DRIVE

MAIN LEVEL

Grand entrance with high ceilings, travertine flooring, solid cherry wood staircases. Double clothes closet with auto lighting when doors are opened. Alcove with pot light for displaying a showpiece.

LIVING ROOM

- Double French door entry into this exquisite, separate retreat featuring a rotunda with custom-painted domed ceiling for phenomenal acoustics. Fabulous location for a grand piano or other musical instrument.
- Cherry wood floors
- Gas fireplace
- Crown moldings with lighting
- Pot lights
- Large windows dressed with silk blinds overlooking yard

DEN

- French door entry
- Elegant use of Cherry wood on the floors, built-in desk and wall-unit
- Wood blinds on windows overlooking the front
- Wood crown moldings
- Pot Lights
- Electric fireplace

GREAT ROOM

- Elegant arched entries from hallway & kitchen
- Captivating 2-storey room with vaulted ceiling, featuring a floor to ceiling red sandstone wood burning fireplace
- Wall to Wall built-in cabinets and shelves
- Large picture window with amazing views over the incredible yard
- Pot lights
- Cherry wood floor

DINING ROOM

- Formal, separate & elegant with large windows
- Double French door walkout to patio and fabulous yard
- Cherry wood floors
- Large windows capturing the privacy & views
- Crown moldings
- Ceiling Medallion
- Double French door entry from hallway

BUTLER'S PANTRY

Tremendous thought went into the design of this, note the sink, granite countertops, multiple cabinets and drawers for glass and china, floor to ceiling pantry wall with pull outs ideal for storing all your bartender needs with swing door to dining room.

BREAKFAST ROOM

Truly capturing the ambiance of an English Garden Tea room, a circular room with many windows and cherry wood floors overlooking the incredible gardens and boasting a lead glass French door to the stone patio, yard and pool

KITCHEN

Gorgeous custom designed kitchen featuring magnificent carved dolphin corbels on range hood and breakfast bar. Granite counter tops, built-in chopping block, prep-sink, spice drawers, pullouts, recycling pullout, and pendant lighting. Incredible attention to detail: many pullouts, lazy Susan, tray storage, hidden pull out shelf under microwave shelf to allow for removing items from microwave to stir and replace.

Professional Series Appliances: GE Monogram Fridge with cabinet facing, chalkboard for reminder notes or recipes and reverse osmosis for drinking water, GE Monogram range with 1.5 ovens, griddle, grill and 4 gas burners, GE Monogram Hood Vent with warmers, Thermador hood vent with heat lamps, Miele stainless steel built-in dishwasher, GE Monogram garbage compactor.

- Tumbled marble backsplash
- 1.5 sinks with amazing views over the yard
- Pot lights
- Built-in cork board for notes
- Walk-in pantry with built-in shelves (note electrical panel in pantry)
- Cherry wood floors

POWDER ROOM

- Travertine flooring
- Accent window with frosted glass featuring a "Smirking Beaver" artistically etched into the glass
- Custom gold paint effect
- Victorian porcelain vanity

MUD ROOM

Multiple entrances into the mudroom – from front of house, from garage, to rear yard and pool and into the utility/storage room.

- Tiled floor
- Pot Lights
- Crown Moldings
- Built-in shelving, storage bench and cubbies
- Second staircase to lower level
- Staircase to "Artist Loft" (above the garage)
- Double closet with lighting
- Sports equipment closet with organizers
- Custom-limestone inspired paint
- 3-piece washroom with shower, sink and toilet, built in shelves, ideally located to the pool area

Utility/Storage room features a 4' cedar garage door for easy access in and out with equipment or items.

LOFT RETREAT

Put this room to the use that works for your family: perfect as an artist's loft, home office, nanny or in-law suite. Separate entrance via wood staircase to the mud room to this fabulous retreat. Don't miss the secret passage door to the 3rd bedroom behind the book shelf!

- Vaulted ceilings
- Track lighting
- Skylights and windows
- Built-in counter with cupboard & double sink
- Tiled floor
- 1 piece (toilet)

UPPER LEVEL

Solid Cherry Wood staircase leads from the grand entry to the bedroom level. The upper hallway draws natural lighting from windows strategically placed on the upper wall of the family room on the main level.

MASTER SUITE

A perfect setting for the Master Suite with views encompassing the magnificence of the trees, lush foliage, capturing the magnitude of the whole rear landscape.

- Vaulted ceilings
- Extensive use of windows
- French door to private balcony
- Built-in shelves with hidden bar fridge
- Double sided gas fireplace which is thermostatically controlled
- Pot lights
- Alarm system key pad

Sitting area with turret ceiling and large windows overlooking the yard

- “His” large walk-in closet with organizers
- “Her” large walk-in closet with built-in vanity with mirror, shoe rack, belt and purse hanger

7 Piece ensuite with 2 shower heads, 2 sinks, toilet, bidet, separate stand-alone Victoria & Albert tub and heated floors

SECOND BEDROOM

- Built-in desk and shelves
- Step up to sitting room or play area
- Pot lights
- Walk-in closet

4-piece ensuite - entirely tiled with cedar roof, vaulted ceiling and pot lights, octagonal accent window, heated floors, tub with jets

LAUNDRY ROOM

Ideally located on the second level, a very functional room featuring sink, built-in counter-top and cupboards, hanging rack, built-in linen shelves, pot lights, heated tiled floors
Appliances included - Maytag front loader washer and dryer

THIRD BEDROOM

- Built-in desk
- Walk-in closet with organizers and the secret passage to the “Artist’s loft”
- Large window

Jack & Jill 4piece bath between bedroom 3 & 4 with heated tiled floor, jet tub, cedar linen closet with lighting, pot lights and window

FOURTH BEDROOM

- Stone feature wall
- Built in Desk
- Large window
- Large walk-in closet with organizers
- Pot lights

LOWER LEVEL

This well planned layout has provided two accesses to the lower level from the main level; One from the elegant entrance hallway and the other from the mud room.

FAMILY ROOM

- Beautiful stone wood burning fireplace
- Broadloom
- Built-in shelves
- French Door opens to the stone walkup to rear yard surrounded by the natural beauty of the rock gardens
- Pot lights
- Fabulous natural lighting from the windows

MUSIC ROOM

Strategically situated under the garage for added sound proofing; pot lights & broadloom

WINE CELLAR

Incredibly beautiful and strategically planned under the garage and designed with a stone entry door, stone floor, stone ceiling and stone walls, capacity to hold 1000 wine bottles

- Wine Racks
- Drain
- Temperature controlled

GAMES ROOM

- Built-in wet bar
- Mexican terra cotta floor
- Mirrored wall
- Wall Mural

EXERCISE ROOM

- Large chalk board painted wall for planning your workout
- Laminate floor
- Pot lights
- Glass window insert next to door

SAUNA

- Cedar-lined
- wired for sound

FIFTH BEDROOM

- Large arched window with oversized window well for added natural light
- Broadloom
- Wall to Wall Closet
- 3 piece bath - steam shower, heated tiled floor

ADDITIONAL FEATURES OF LOWER LEVEL

- Mexican tiled flooring
- Cold Cellar with built-in shelves and tiled floor

UTILITY ROOM

- 2 furnaces
- 2 hot water tanks (rental)
- Water Softener (AS IS owner has never used)
- Sump Pump
- Double laundry tub
- Van EE ventilation Unit
- 2 Humidifiers
- Electrical Panels
- Built-in shelves
- Security System Equipment (all equipment is owned- the monitoring is \$800/year)

Storage Closet: under porch, amazing for storing items, your decorated Christmas tree or other tall items

Storage under both staircases

SECOND UTILITY ROOM

- 3rd furnace
- 2nd Van EE Ventilation system
- Exterior access door for loading wood from outside
- Cabinet door for replenishing wood to the family room firewood storage unit
- 3rd Hot Water Tank (rental)
- Oversized window
- Controls for Wine Cellar

Deep Storage Closet - ideal for Luggage
Large Double Closet - located outside of Sauna





FRONT EXTERIOR

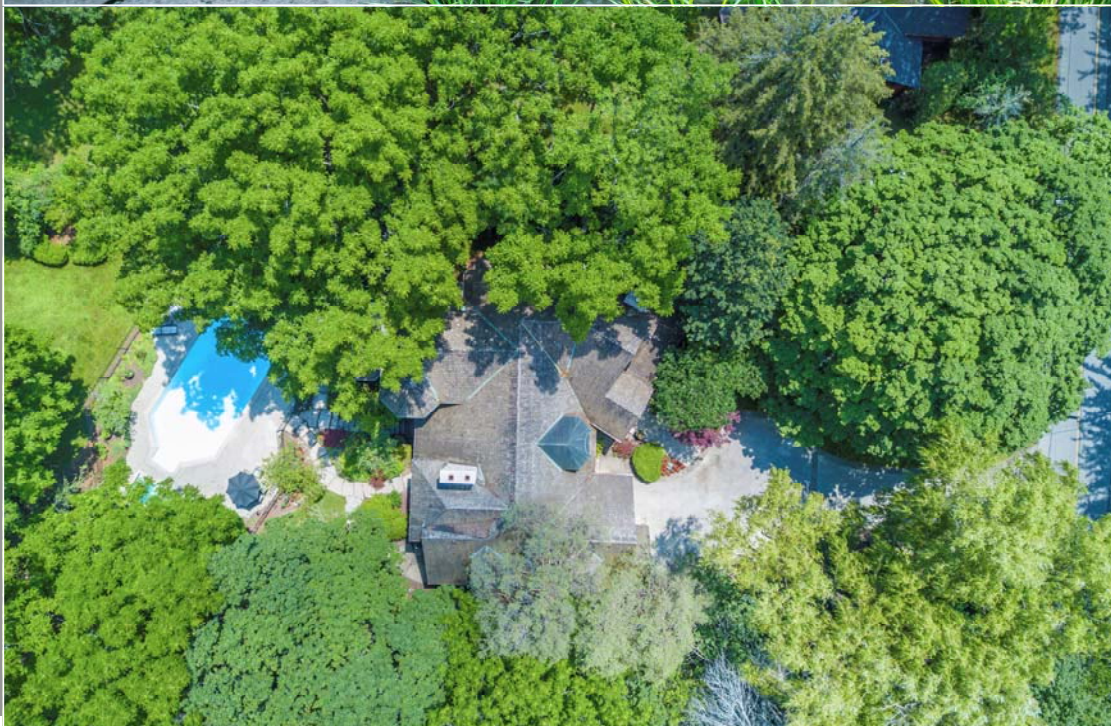
- Long extra wide concrete and stone driveway
- One single garage and one double tandem garage allowing for three car parking inside the garage
- Cedar garage doors
- Cedar Shake pressure treated shingles on roof
- Covered stone porch with cedar roof, pot lights, pillars
- Stone walkways
- Under soffit exterior lighting
- Grand entrance with solid wood door
- Magnificent privacy surrounded by mature trees & shrubs

REAR EXTERIOR

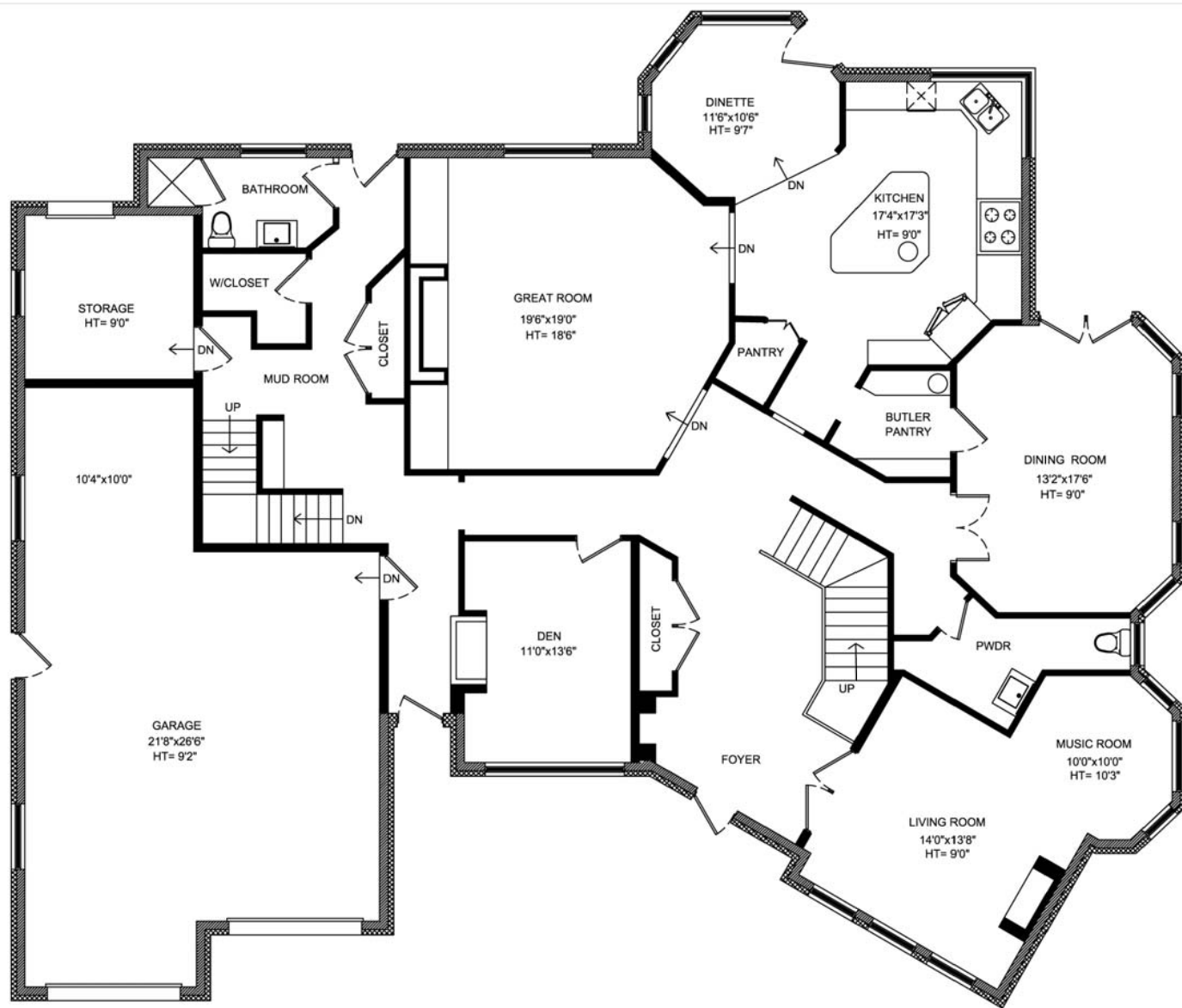
- Rear of home a mix of stucco and stone to replicate the look of an old English Country home
- Stone patio
- Separately fenced inground concrete pool with added vinyl liner, Custom Designed in the shape of a bottle, hot tub and Cabana
- Low maintenance mature gardens with beautiful use of large rock gardens
- Natural gas BBQ hookup
- Large play area at rear of yard, owner created the berms when children were younger so they could be seen from the home while out playing
- Stone step walkup from lower family room (note: sump pump outside of this entrance to alleviate and water pooling and running into the home)

ADDITIONAL FEATURES

- Alarm System – currently on a monitoring contract for \$800/year, all equipment is owned by the Seller
- Features glass break and vulnerable places have screens armed, outdoor cameras with Infra-red
- This home was awarded for the Most Outstanding Exterior in a home over 2500 SF in 1999
- Built in 1999 by Jay Robinson Construction Ltd.
- Sound system wired throughout main level & in the sauna
- Excellent detail to shape and size of windows – all windows were installed in 1999
- 3 Furnaces (1999) and 3 AC units (1 is newer 2 from 1999) all on Zone System; each furnace has 4 zones, creating 12 climate zones in total. This reduces cost to heat and cool, as well as wear & tear on the units themselves
- All Window Coverings
- Excellent detail to baseboard, trim and crown moldings
- Inground Sprinkler system
- Central Vacuum
- Two auto garage door openers
- Pool: Separately fenced with hot tub, Pool Cabana with all equipment and storage- Serviced by Branders Pool Service
- Outdoor lighting around pool
- Extra sump pump – located in low area at front between the neighbouring home – pumps water out to street level
- Natural Gas BBQ hookup on rear patio
- 3 car garage: 1 single and one double tandem
- Beautiful low maintenance landscaping
- Door Chime with multi selection of sound/music
- Van EE Ventilation system in laundry room and baths



FIRST FLOOR PLAN



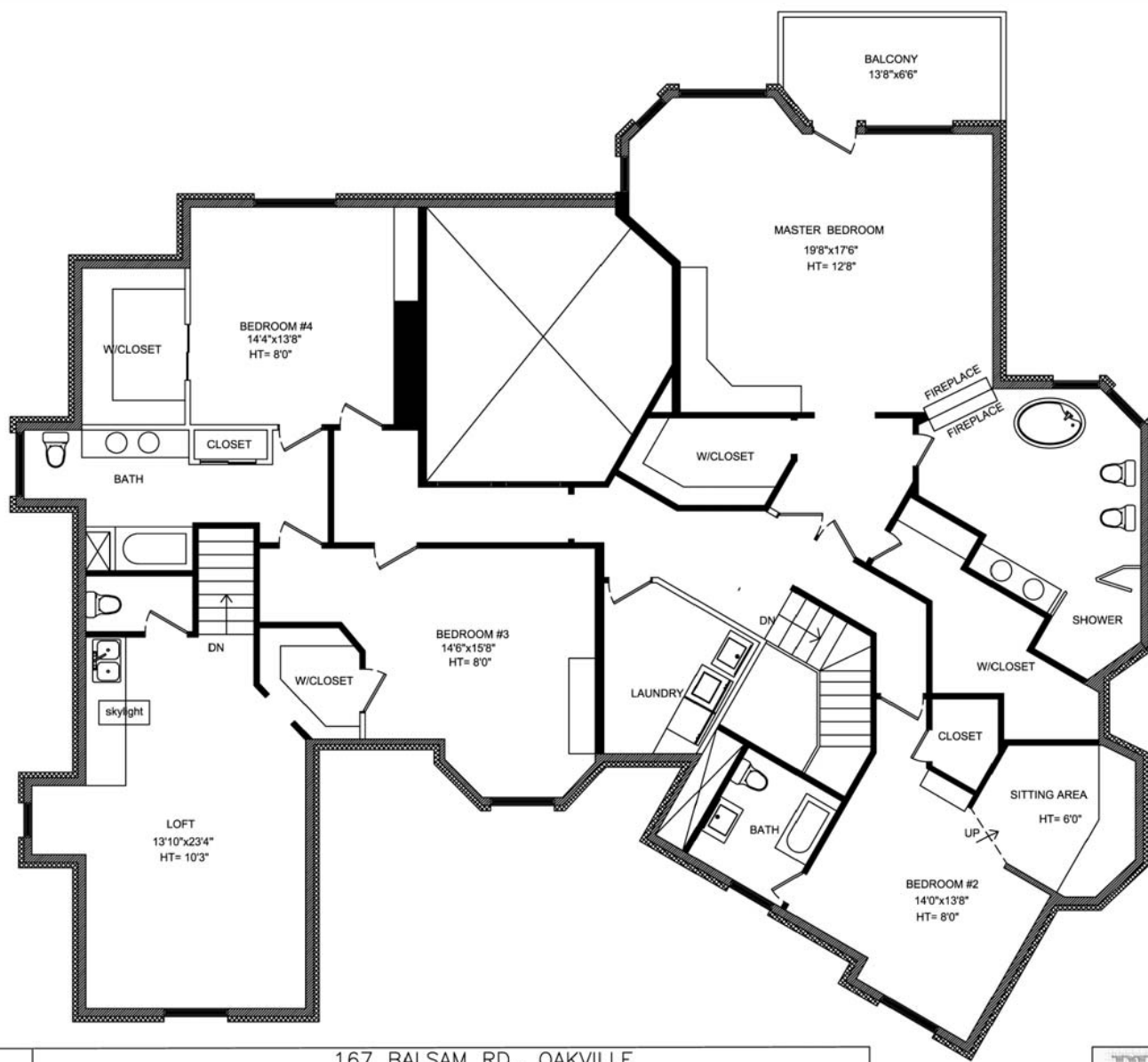
Greg Gilmour, Broker - Owner
RE/MAX REALTY SPECIALISTS
 brokerage

167 BALSAM RD., OAKVILLE
FIRST FLOOR PLAN / Approximate Area=2,628 sq.ft, Garage Area = 632 sq.ft
Disclaimer: Approximate measurements are provided for reference only. PFP Professional Floor Plans, RE/MAX Realty Enterprises and RE/MAX Realty Specialists take no liability as to the accuracy of such.

PFP
 PROFESSIONAL FLOORPLANS

DRWN: Zainab Khudair
 DATE: Sept., 2nd 2017

SECOND FLOOR PLAN



Greg Gilmour, Broker - Owner
RE/MAX REALTY SPECIALISTS
 brokerage

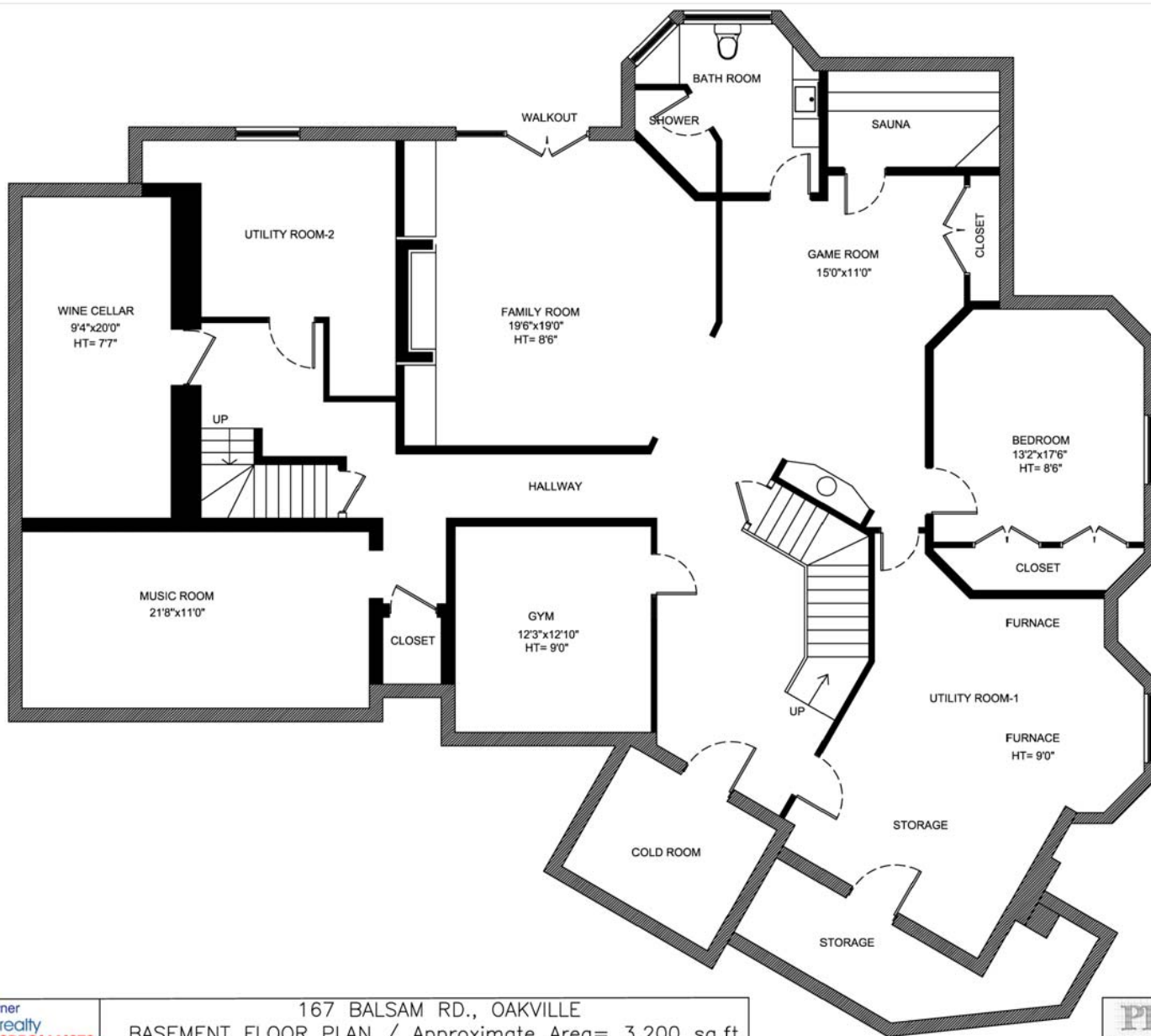
167 BALSAM RD., OAKVILLE
 SECOND FLOOR PLAN / Approximate Area = 2,850 sq.ft

Disclaimer: Approximate measurements are provided for reference only. PFP Professional Floor Plans, RE/MAX Realty Enterprises and RE/MAX Realty Specialists take no liability as to the accuracy of such.

PFP
 PROFESSIONAL FLOORPLANS

DRWN: Zainab Khudair
 DATE: Sept., 2nd 2017

BASEMENT FLOOR PLAN



Greg Gilmour, Broker - Owner
RE/MAX REALTY SPECIALISTS
 brokerage

167 BALSAM RD., OAKVILLE
BASEMENT FLOOR PLAN / Approximate Area= 3,200 sq.ft
 Disclaimer: Approximate measurements are provided for reference only. PFP Professional Floor Plans, RE/MAX Realty Enterprises and RE/MAX Realty Specialists take no liability as to the accuracy of such.

PFP
 PROFESSIONAL FLOORPLANS

DRWN: Zainab Khudair
 DATE: Sept., 2nd 2017



GREG GILMOUR
BROKER · OWNER
905.858.3434

RE/MAX | realty
SPECIALISTS INC
brokerage

6850 Millcreek Drive, Mississauga, Ontario L5N 4J9



JODI GILMOUR
BROKER · OWNER
905.278.3500

RE/MAX | realty
ENTERPRISES INC
brokerage

125 Lakeshore Road East, Mississauga, Ontario L5G 1E5

 **The
Gilmour Group**

*Each Office is Independently Owned & Operated
All efforts have been made to provide details of this property as accurately as possible from information supplied by the vendor.
RE/MAX Realty Specialists Inc., Brokerage and RE/MAX Realty Enterprises Inc., Brokerage or its representatives assume no liability for inaccuracies or omissions.