

Galbraith Grove Road, Stone Mills ON

Custom Home Opportunity

4 Acre Estate Lot

House + Lot Build Opportunity



NorthPeak Homes

Custom Homes | Estate Homes | Rural Builds
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Sutton

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BROKERAGE* *INDEPENDENTLY OWNED & OPERATED



Galbraith Grove Road

PROPERTY HIGHLIGHTS



Public Boat Launch on Varty Lake

4 Acre Estate Lot

House + Lot Build Opportunity

Lot 3 on Galbraith Grove offers approximately 4 acres of private rural land within an established residential setting. The lot features a drilled well and approved hydrological report, allowing construction to begin immediately. Four level and treed acres ready to build your dream home. Set within a rural community with a five minute drive to village amenities of Yarker which include grocery and LCBO, library, day care center, waterfront playground and park, churches, fire hall, home based businesses and so much more. Camden East is within a 4 minute drive to get your gas, pizza takeout, LCBO outlet, local produce, baked goods and much more. Central to both Kingston and Napanee with an 18 minute drive in either direction. Survey and development agreement available. Call listing agents for more details. A unique feature of this property is the protected land behind the lot extending toward the lakeside, which will remain undeveloped. This ensures long-term privacy and preserves the natural character of the surrounding landscape.

MLS: X12735144

Galbraith Grove Road

Custom Build Opportunity



These homes are presented as a concept examples of what could be built on the property. Buyers may customize this design or explore other home layouts with NorthPeak Homes to suit their preferences and budget.

- A custom-built home on acreage
- Proximity to Kingston and surrounding communities
- Privacy
- Estate-style living

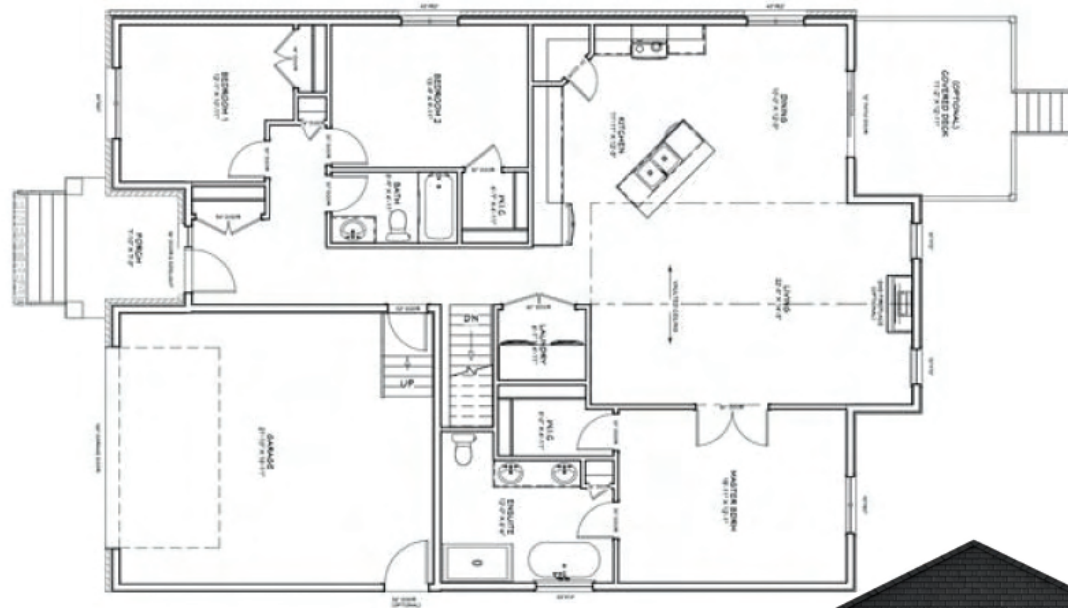
Galbraith Grove Road

The Elevation – Concept 1

Key Features

- 1,570 sq ft single-level bungalow
- 3 bedrooms, 2 full bathrooms
- Open-concept kitchen, dining & living area
- Vaulted great room ceiling
- Large kitchen island
- Covered rear deck
- Main floor laundry
- Attached two-car garage
- Basement designed for future finishing

This concept home is presented as one possible build option for the property. Buyers may customize the design or explore alternative home layouts to suit their needs.



3 Bedrooms | 2 Bathrooms
1,570 Sq Ft Bungalow
Starting From \$899,000
(Lot + Build)



A Modern Bungalow Designed for Rural Living

The Elevation is an attractive entry-level bungalow concept designed to illustrate how a thoughtfully designed custom home could fit on the Galbraith Road property. The layout centers around a bright open-concept kitchen, dining, and great room, highlighted by a vaulted ceiling and large rear windows that bring natural light into the heart of the home. The kitchen features a large island ideal for everyday living and entertaining. The primary suite offers a walk-in closet and private ensuite, while two additional bedrooms provide space for family, guests, or a home office. The design also includes main floor laundry and an attached two-car garage for everyday convenience.

Galbraith Grove Road

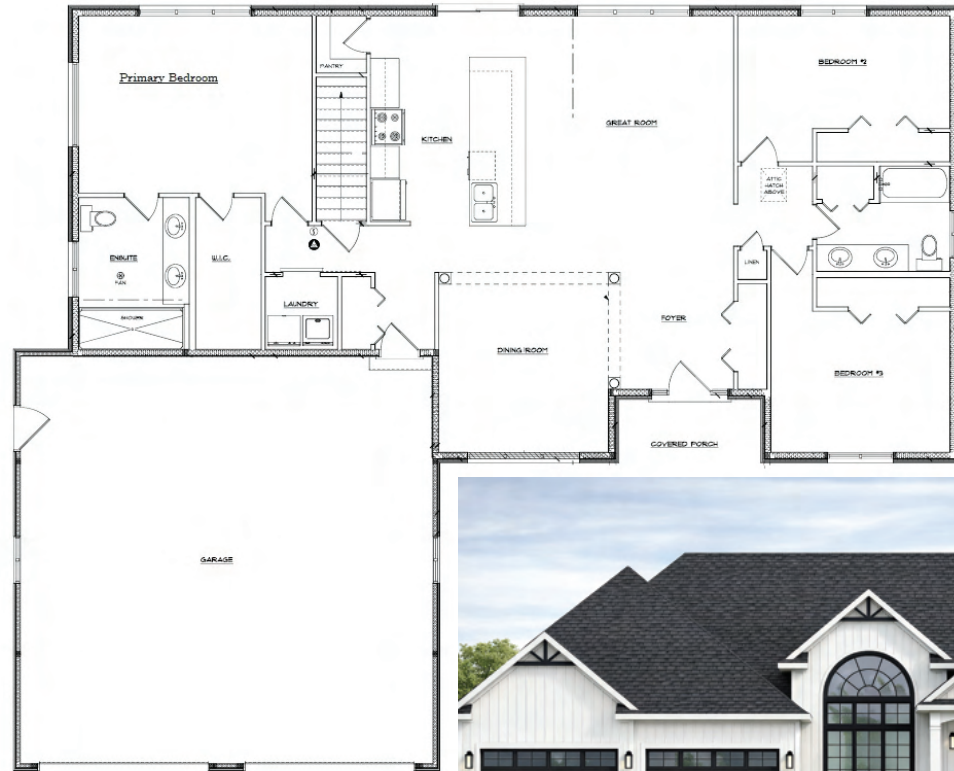
The Pinnacle – Concept 2

Key Features

- Approximately 1,780 sq ft bungalow
- 3 bedrooms | 2 full bathrooms
- Open-concept kitchen, dining & great room
- 9 ft ceilings throughout main level
- Optional vaulted great room ceiling
- Large kitchen island
- Primary suite with walk-in closet & ensuite
- Covered front porch
- Attached two-car garage
- Basement designed for future finishing

This concept home is presented as one possible build option for the property. Buyers may customize the design or explore alternative home layouts to suit their needs.

**3 Bedrooms | 2 Bathrooms
1,780 Sq Ft Bungalow
Starting From \$1,069,000
(Lot + Build)**



A Refined Bungalow with Elevated Living Space

The Pinnacle is a thoughtfully designed bungalow concept that offers a step up in size and architectural presence while maintaining the efficiency and comfort of single-level living.

The home is organized around a central open-concept living area that connects the kitchen, dining space, and great room into a bright, welcoming environment. Nine-foot ceilings throughout the main level create a sense of openness, while an optional vaulted ceiling over the great room adds architectural character and vertical volume at the heart of the home.

The kitchen acts as the functional anchor of the home, centered around a large island and designed to accommodate upgraded cabinetry, stone countertops, and modern appliance layouts. The adjacent dining area allows for both everyday meals and larger gatherings, making the space equally suited for daily living and entertaining.

Galbraith Grove Road

Custom Estate Bungalow – Concept 3

Key Features

- Approximately 2,200–2,400 sq ft Custom bungalow
- 3–4 bedroom layout options
- Open-concept kitchen, dining & great room
- Vaulted ceiling in main living area
- Large kitchen island with walk-in pantry
- Private primary suite with ensuite & walk-in closet
- Dedicated home office / flex room
- Covered front porch and rear outdoor living space
- Attached two-car garage
- Basement designed for future finishing or additional living space



This concept home is presented as one possible build option for the property. Buyers may customize the design or explore alternative home layouts to suit their needs.

Custom Design Example Starting From \$1,439,000 (Lot + Build)



A Signature Custom Home Opportunity

This concept illustrates the type of larger custom estate bungalow that could be created on the Galbraith Road property. Designed to emphasize architectural presence and spacious single-level living, the home blends classic rural character with modern interior planning. The design centers around a large open-concept living core where the kitchen, dining area, and great room come together to form a bright and welcoming space. A vaulted great room ceiling creates dramatic vertical volume, while expansive rear windows connect the interior living spaces to the outdoor covered deck. The kitchen is positioned as the focal point of the home and features a large central island, walk-in pantry, and generous prep space, making it ideal for entertaining or everyday family life. The primary suite is thoughtfully separated from the secondary bedrooms to create a quiet retreat, complete with a walk-in closet and spacious ensuite bath. Additional bedrooms and flexible spaces allow the home to accommodate guests, family living, or dedicated office areas.

ABOUT NORTHPEAK

Specializes in Custom and Semi-Custom Homes

NorthPeak Homes specializes in custom and semi-custom homes across Southeastern Ontario. We work closely with buyers from concept through construction to deliver homes that reflect their lifestyle, budget, and the character of the property.

Services include:

- Custom home design
- Full construction management
- Site planning for rural properties
- Assistance with financing and project budgeting

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Optional line:

In partnership with Margaret and Richard Sutton Group Masters Realty

About Paudyn Team

With over thirty years of award winning performance in sales Richard and Magret together definitely have the market expertise, negotiation skills and drive to look after all your real estate needs. Rural or urban residential homes, condominiums, farms,



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