

# 2040 Galbreth Rd. Pasadena Room-by-Room Features

## Formal Entry

- Wood Floors
- Crown Molding
- Custom Storage

## Formal Living Room

- Wood floors
- Crown Molding
- Wood-burning Fireplace
- Custom Window Treatments
- Custom Built-in Bookshelves and Cabinetry
- Tall Multi-Paneled Windows
- Recessed Lighting

## Formal Dining Room

- Wood Floors
- Crown Molding
- Wainscoting
- Recessed Lighting
- Custom Window Treatments
- Wall of Windows facing an English Garden

## Kitchen

- Tile Floors
- Crown Molding
- Tile Counters
- Walk-In Pantry
- Kraft-Maid Cabinetry
- Stainless Steel Refrigerator and Dishwasher
- Self-Cleaning Gas Oven
- Gas Range
- Recessed Lighting
- Pass-Through Breakfast Bar
- Temperature-Controlled Wine Cooler

## Morning Room

- Tile Floors
- Wainscoting with Beadboard
- Windows and French Doors out to Patio Area
- Custom Wall Sconces
- Breakfast Bar / Pass-Through from Kitchen

## Laundry Room

- Side-by-Side Washer and Dryer
- Tile Flooring
- Pet Door

## Master Bedroom

- Wood Floors
- Crown Molding
- Recessed Lighting
- Custom Window Treatments
- Vintage Vanity and Built-in Storage

## Master Bath

- Custom Tile Flooring
- Crown Molding
- Beadboard
- Newer Fixtures
- Marble Counter around Sink
- Extra Storage
- Separate Tub and Shower
- Custom Tile in Shower
- Recessed Lighting

## Bedroom Two

- Wood Floors
- Crown Molding
- Recessed Lighting

## Guest Bath

- Tile Flooring
- Wainscot
- Crown Molding
- Newer Console Sink

## Hallway

- Wood Flooring
- Large Walk-in Closet with Crown Molding and Recessed Lighting

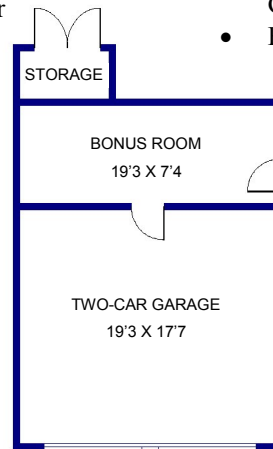
## Bonus Room behind Garage

- Drywalled and Newly Painted
- Wall-unit A/C
- Large Window
- Entrance doors from Back Yard or Garage

## Additional Property Features

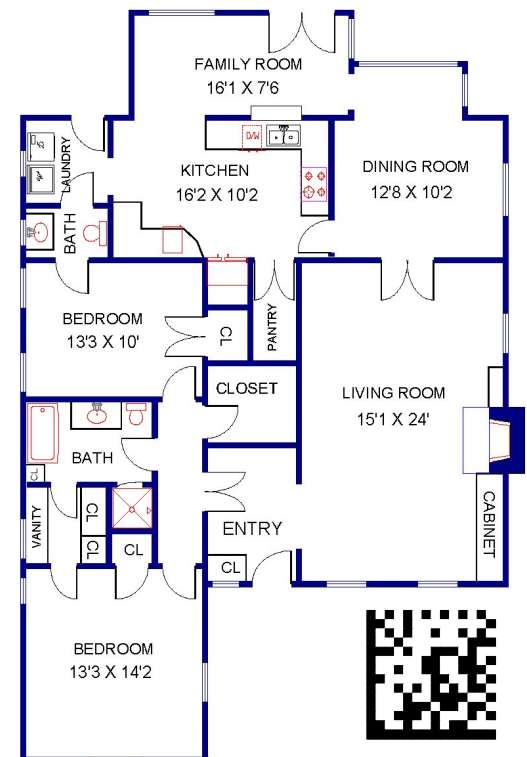
- Custom Farm Doors throughout the house
- Heating and Air Conditioning Systems Replaced (2009)
- Energy-Efficient Ductwork Installed (2009)
- New Roof of Cedar Lite Concrete Tiles on Home and Garage (2009)

- Rain Gutters Installed on House and Garage (2009)
- Rinnai Tankless Water Heater Installed (2009)
- New Exterior Paint on House and Garage (2009)
- Gated Cement Driveway with Brick Accents
- 2-Car Detached Garage
- Drain installed in front of Garage (2009)
- River Rock Border Accents
- Covered Front Porch with Mountain View
- 2 Patios in Back Yard
- Automatic Sprinkling System and Soaker Hoses
- Extra Enclosed Storage Space behind Garage
- Fig and Peach Trees



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