

OVER
\$70,000
IN
UPGRADES
INCLUDED



The Cedarvale

\$ 1,650,900

Elevation B - Lot 36

4,478 sq. ft

(Including 905 sq. ft. of Finished Lower Level)

15 Brabin Circle

- 5 Bedrooms and 4.5 Bathrooms ♦
- Stunning Kitchen with upgraded cabinets
- 11' ceilings in Kitchen and Great Room * **
- 10' ceilings on the Main Level * **
- 9' ceilings on the Second Level * **
- Beautifully landscaped front yard
- Large Great Room with bright windows
- Laundry with base and upper cabinets
- **30 day closing**

- Finished Lower Level
 - Recreation Room
 - Private Bedroom
 - 3-piece Bathroom
 - 9' Ceilings *
 - Wet bar rough in
- Fenced Backyard
- Pot lights throughout **

Sales Office

647-287-7042

Whitby@heathwood.com

HEATHWOOD

♦Includes Lower Level Bedroom and Bathroom.
*Except where beams and heating equipment are required. **As per plan. Prices and specifications are subject to change without notice. Potential HST rebate has been applied to the sale price. E. & O.E. April 2026

- ❖ Coffered Ceiling detail in Great Room, Dining Room and Foyer
- ❖ 5" engineered hardwood on Main Level including the Kitchen and Second Level hallway **
- ❖ Stained oak stairs with metal pickets
- ❖ Smooth ceiling on Main and Lower Level
- ❖ 8' safe and sound two panel interior doors throughout the first two levels and 6'8" safe and sound doors on the Lower Level

Kitchen

- ❖ Appliance Package
- ❖ Served with upper cabinets and Pantry cabinet
- ❖ Microwave shelf
- ❖ Valance lighting
- ❖ Crown molding
- ❖ Soft close cabinets and drawers
- ❖ Two banks of pot and pan drawers



Kitchen

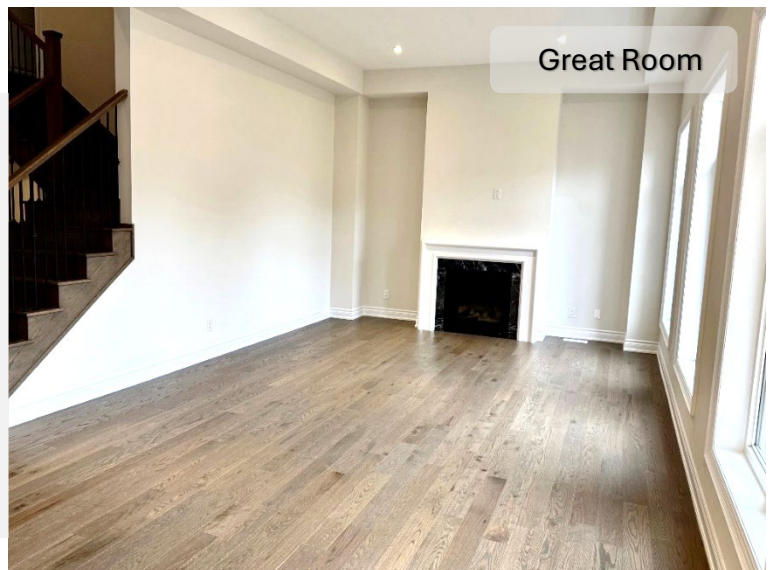


Electrical

- ❖ 200 AMP Service
- ❖ Conduit from Electrical Panel to Garage for future electric vehicle
- ❖ Keyless Entry
- ❖ Doorbell Camera
- ❖ Outdoor camera at the garage door
- ❖ Central Vacuum System
- ❖ Garage door openers

Bathroom

- ❖ Frameless glass shower and freestanding bathtub in Principal Ensuite
- ❖ Caesarstone counters on Main and Second Level Bathroom
- ❖ Luxury ceramics & porcelain tile selection



Great Room