

OVER  
\$70,000  
IN  
UPGRADES  
INCLUDED



# The Cedarvale

\$ 1,961,900

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

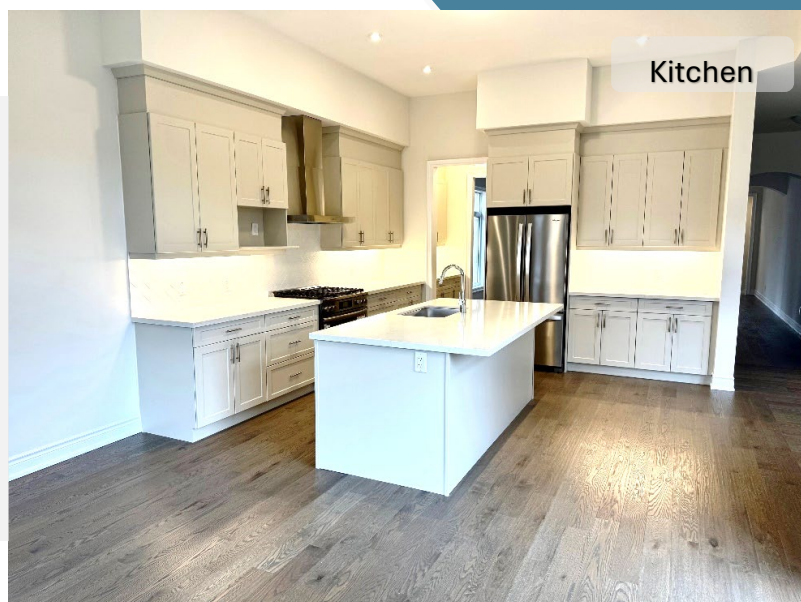
♦Includes Lower Level Bedroom and Bathroom.  
\*Except where beams and heating equipment are required. \*\*As per plan. Prices and specifications are subject to change without notice. E. & O.E.  
April 2025



- ❖ 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
- ❖ Servery 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

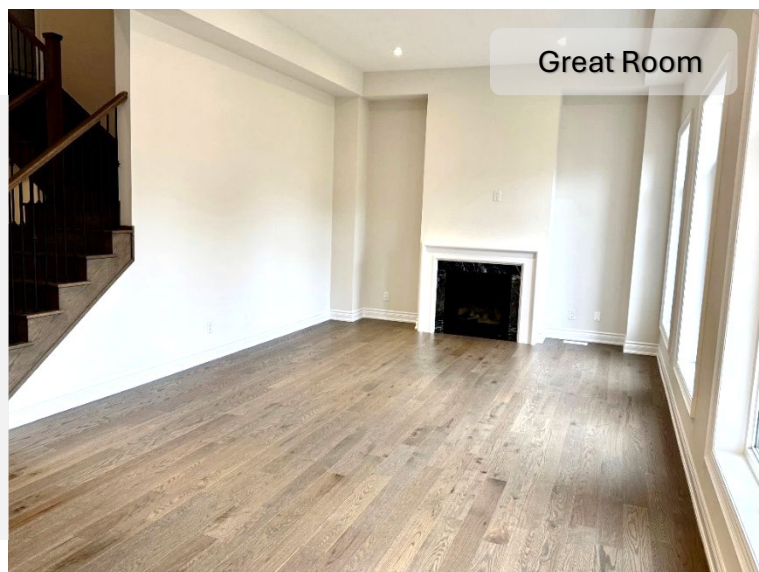


### **Electrical**

- ❖ 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

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