



OVER
\$60,000
IN
UPGRADES
INCLUDED



The Pinehurst

\$ 1,903,900

Elevation B

Lot 37

3,821 sq. ft

(Including 698 sq. ft. of finished
Lower Level)

13 Brabin Circle

- 5 Bedrooms and 4.5 bathrooms ♦
- Open concept Kitchen with upgraded cabinets
- 10' ceilings on the Main Level * **
- 9' ceilings on the Second Level * **
- Conveniently located Main Level Office
- Gas fireplace with elegant mantle in the Great Room
- Fenced backyard
- Beautifully landscaped front yard
- Pot lights throughout **

- Finished Lower Level
 - Recreation Room
 - Private Bedroom
 - 3-piece Bathroom
 - 9' Ceilings*
 - Wet bar rough in
- Laundry Room with base and upper cabinets
- Washer and dryer
- Spacious walk in closets **

30 day closing

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 details in Great Room, Dining Room and Parlour
- ❖ 5" engineered hardwood on Main Level including the Kitchen and Second Level hallway **
- ❖ Stained oak stairs with metal pickets
- ❖ Smooth ceiling throughout
- ❖ 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

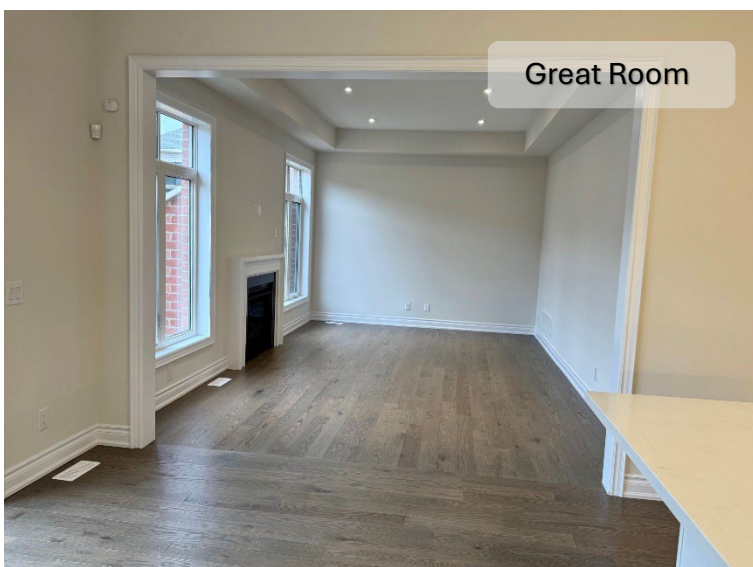
- ❖ Appliance package
- ❖ Microwave shelf
- ❖ Soft close cabinets and drawers
- ❖ Two banks of pot and pan drawers
- ❖ Chefs desk
- ❖ Pantry cabinet
- ❖ Valance lighting
- ❖ Crown molding

Bathroom

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



Great Room



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

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