



OVER
\$80,000
IN
UPGRADES
INCLUDED



The Beechfield

Elevation D - Lot 761

4,477 sq. ft

(Including 874 sq. ft. of finished Lower Level)

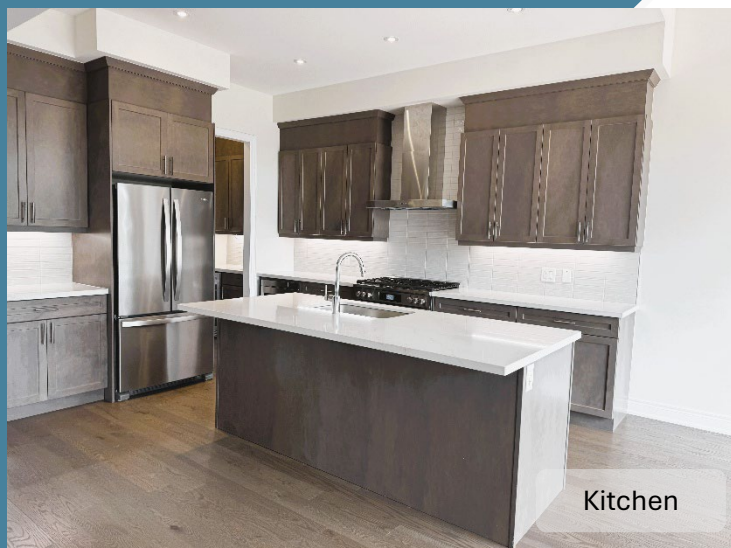
84 Pheasant Ridge Drive

\$ 2,173,900

- 5 Bedrooms and 4.5 Bathrooms ♦
- Formal Living Room and Dining Room
- Main Level Office/Study
- 10' and 11' ceilings on the Main Level */**
- Finished Lower Level

- Recreation Room with an electric fireplace with a wood mantel
- Private Bedroom
- 3-piece Bathroom
- 9' ceiling* **
- Walk out to Backyard from Lower Level

RAVINE
LOT



Kitchen

30 day closing

Sales Office

647-287-7042

Whitby@heathwood.com

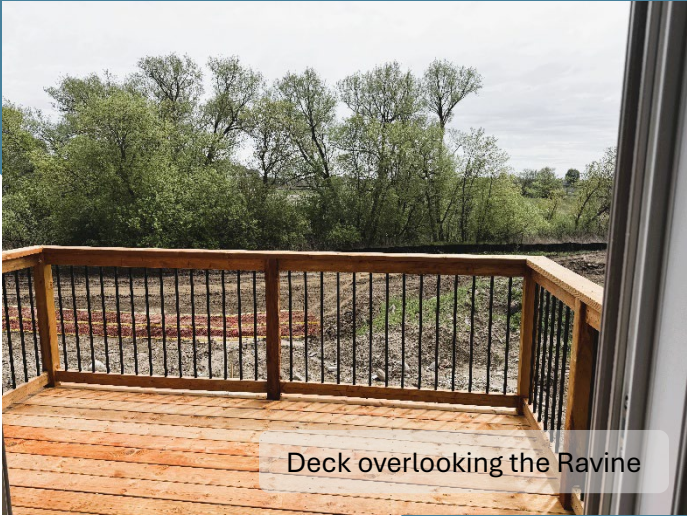
HEATHWOOD

♦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. June 2025

Luxury Features

- ❖ 5” engineered hardwood flooring on Main Level and Second Level hallway
- ❖ Oak stairs with metal pickets from top to bottom
- ❖ Smooth ceilings throughout
- ❖ Gas fireplace with wood mantel and marble surround
- ❖ 9’ ceiling height on Second Level */**
- ❖ 10’ raised ceiling in Principal Suite */**
- ❖ Coffered ceiling in Great Room, Dining Room, Living Room, Study, Main Level hallway and Foyer
- ❖ Quartz counters throughout **
- ❖ 8’ safe and sound doors on Main and Second Level and 6’8” safe and sound doors in finished Lower Level
- ❖ Walk in closets on Second Level Bedrooms
- ❖ Upper cabinets in Laundry Room
- ❖ Rough-in for gas BBQ



Deck overlooking the Ravine

Kitchen

- 5” engineered hardwood flooring
- Appliance Package
 - 36” gas stove
 - Fridge
 - Dishwasher
 - Chimney hood fan
 - Built in microwave drawer
- Upgraded Cabinets with crown moulding
- Upgraded Caesarstone quartz counter
- Large Kitchen Island
- Served with sink and Beverage fridge
- Valance lighting
- Walk-in Pantry
- Garbage/Recycle pull-out cabinet
- 2 Banks of pot & pan drawers
- Soft close doors and drawers
- Contemporary backsplash



Breakfast Room / Great Room

Modern Comfort Features

- Pot lights throughout Main Level*/**
- Keyless entry
- Doorbell camera
- Camera outside of Garage
- Central vacuum system
- Garage door openers
- 200 AMP Service
- Conduit from electric panel to Garage for future EV



Rec Room

Principal Ensuite

- Large frameless glass shower
- Big bright window
- Upgraded porcelain 12 x 24 tiles
- Double undermount sinks
- Quartz counter tops
- Freestanding bathtub
- Private water closet

Bathrooms

- Quartz counters with undermount sink(s)**
- Glass shower**
- Upgraded 18 x 18 porcelain tiles



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