

OVER  
\$280,000  
IN  
UPGRADES  
INCLUDED

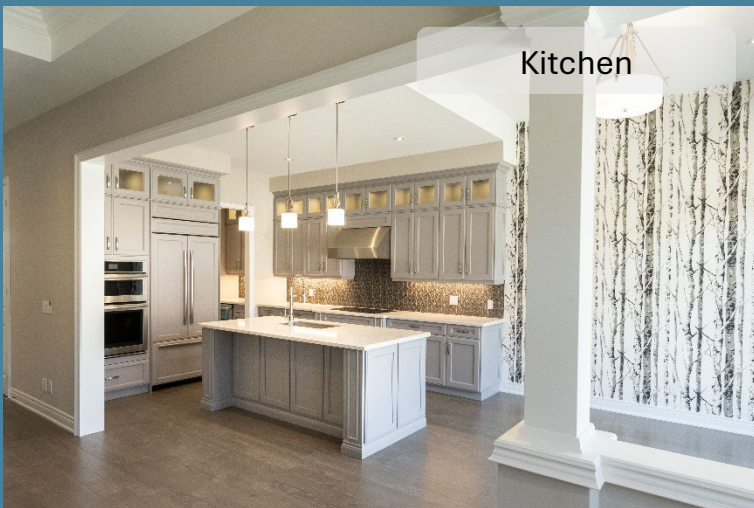


# The Beechfield Elevation B

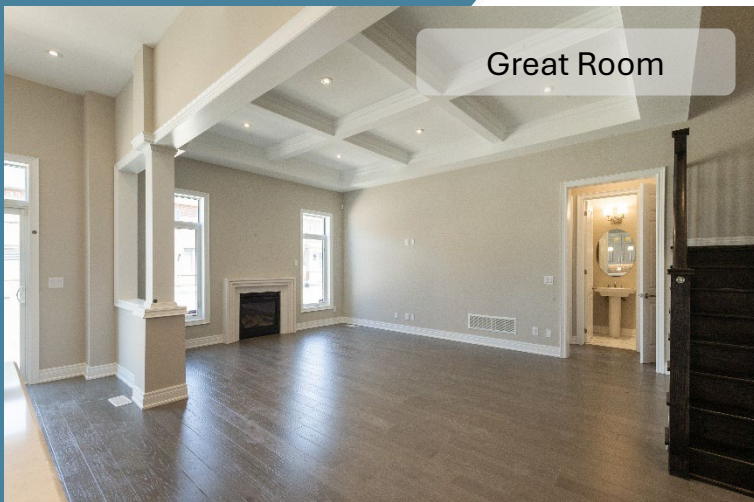
4,509 sq. ft.  
(Including 874 sq. ft. of Finished Lower Level)

Lot 94

20 Brabin Circle



Kitchen



Great Room

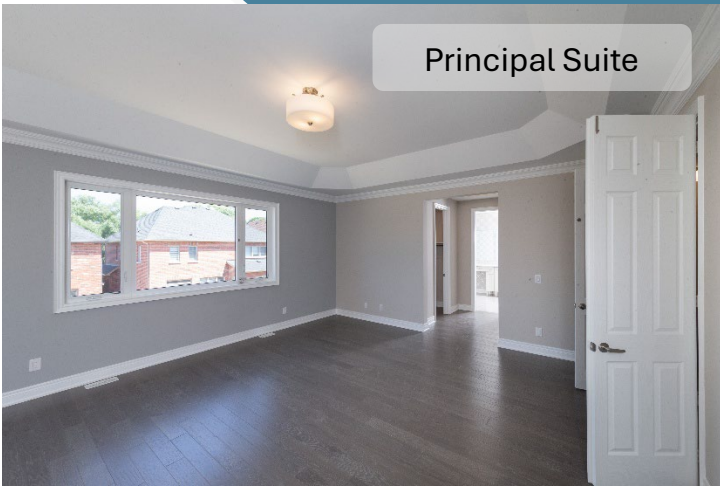
Designer Selected  
Finishes

**\$ 1,750,900**

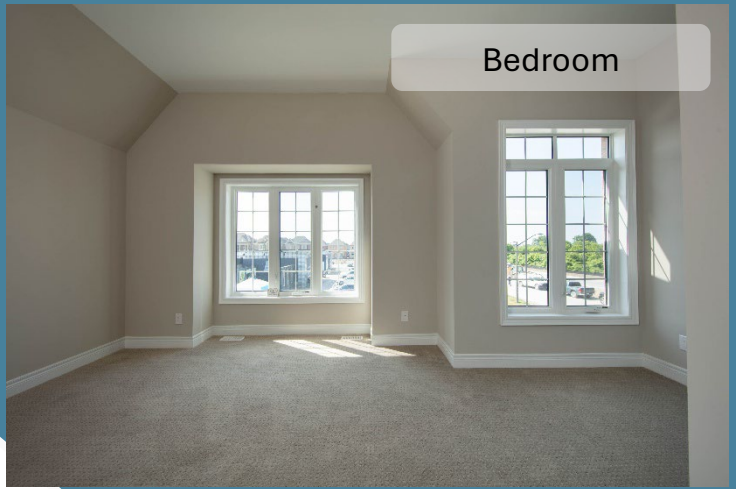
- 5 Bedrooms + 4.5 Bathrooms ♦
- 10' and 11' ceilings on the Main Level \* \*\*
- Elegant window coverings and designer selected light fixtures throughout
- Designer selected paint and wallpaper throughout
- Main Level office
- Finished Lower Level
  - Recreation Room
  - Private Bedroom
  - 3-piece Bathroom
  - 9' ceiling\*

**30 day closing**

**HEATHWOOD**



Principal Suite



Bedroom

## Luxury features

- ❖ 9' ceilings on the Second Level \* \*\*
- ❖ 10' Tray ceiling in Principal Suite
- ❖ 5" engineered hardwood on Main Level, Second Level hallway and Principal Suite \*\*
- ❖ Oak stairs with metal pickets
- ❖ Stone mantle with gas Fireplace in Great room
- ❖ Waffle ceiling detail in Great Room
- ❖ Coffered ceiling in Living Room, Dining Room, Foyer, Office, and Principal Suite
- ❖ Raised ceiling in Principal Suite
- ❖ Smooth ceiling throughout
- ❖ Gas fireplace with stone wall in Recreation Room
- ❖ Second Level Laundry Room with Stainless Steel LG washer and dryer, base and upper cabinets
- ❖ Upgraded Caesarstone counter tops throughout
- ❖ 8' safe and sound interior doors throughout the first two Levels and 6'8" safe and sound doors on the Lower Level

## Electrical

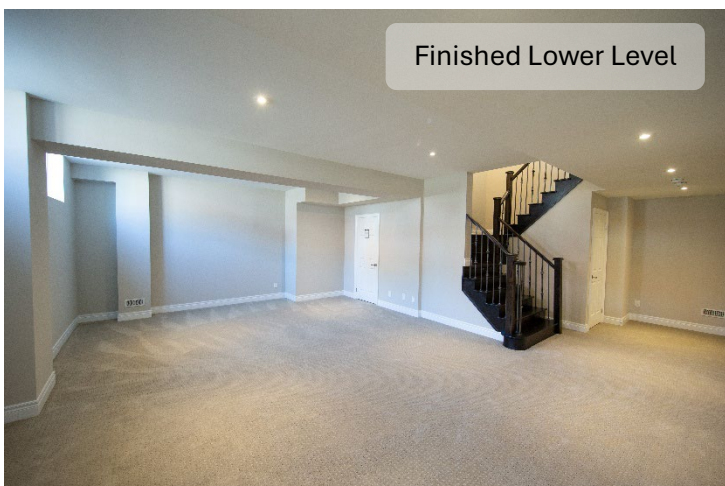
- Pot lights throughout \*\*
- Keyless Entry
- Doorbell Camera
- Central Vacuum System
- Garage door openers
- Exterior pot lights
- 200 AMP Service

## Kitchen

- Upgraded Appliances:
  - Jennair cooktop, built-in wall ovens, dishwasher with matching cabinetry panel
  - Built-in Jennair fridge with matching cabinetry panel
  - Venta-Hood Hoodfan
- Walk in Pantry
- Servery with upper cabinets, sink and beverage fridge
- Upgraded stacked uppers cabinets with glass inserts
- Hardwood flooring
- Pot drawers
- Valance lighting
- Crown moulding
- Soft close cabinets and drawers
- Contemporary Backsplash

## Bathroom

- Principal Ensuite
  - Frameless Glass shower
  - Two undermount sinks
  - Water closet
  - Freestanding bathtub
- Frameless Glass shower in Ensuite 2
- Shared Ensuite with beautiful vanity and two undermount sinks



Finished Lower Level



Principal Ensuite

# 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