



The Pinehurst

Lot 37 - Elev. B

3,821 sq. ft
(Including 698 sq. ft. of finished Lower Level)

13 Brabin Circle

\$ 1,903,900



- 5 Bedrooms and 4.5 bathrooms ♦
- Open concept Kitchen with upgraded cabinets
- 10' ceilings on the Main Level * **
- Finished Lower Level
- Over \$60K in upgrades
- 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.
March 2026



INTERIOR

- 10' High ceiling on the Main Level */ **
- 9' High ceilings on the Second Level */ **
- 5" engineered hardwood flooring on Main Level including Kitchen and Second Level hallway**
- 8' safe and sound two panel interior doors throughout Main and Second Levels and 6'8" safe and sound doors on the Lower Level
- Conveniently located Main Level Office
- Stained oak stairs with metal pickets
- Gas fireplace with elegant mantle in the Great Room
- Coffered ceiling details in Great Room, Dining Room and Parlour
- Smooth ceiling throughout
- Pot lights throughout **
- Spacious walk in closets in all bedrooms **
- Laundry Room with washer, dryer, base and upper cabinets

FINISHED LOWER LEVEL

- 9' High ceilings*
- Spacious Recreation Room
- Private Bedroom
- Fully finished 3-piece Bathroom
- Wet bar rough in

EXTERIOR

- Elegant stone and brick elevation
- 8' Fiberglass front door with luxurious passage set
- Beautifully landscaped front yard
- Fenced backyard

KITCHEN

- Elegant Kitchen design with lots of cabinets and chef's desk
- Appliance package including
 - Gas stove
 - Double door fridge
 - Chimney hood fan
 - Dishwasher
- Microwave shelf
- Soft close cabinets and drawers
- Two banks of pot and pan drawers
- Pantry cabinet with lots of storage
- Valance lighting and crown molding

BATHROOMS

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

OTHER

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



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