



The Beechfield

Lot 7170 - Elev. A

4,485 sq. ft
(Including 874 sq. ft. of finished Lower Level)
5 Pheasant Ridge Drive



\$ 1,949,900

- 5 Bedrooms and 4.5 bathrooms ♦
- Luxury Model home with over \$270K in upgrades
- Open concept Kitchen
- 10' and 11' high ceilings on Main Level * / **
- Finished Lower Level
- Designer selected finishes
- 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. HST rebate has been applied to the sale price. E. & O.E. September 2026



INTERIOR

- 10’ and 11’ high ceilings on the Main Level */ **
- 9’ High ceilings on the Second Level */ **
- 5” engineered hardwood flooring on Main and Second 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, Living Room, Foyer and Main Level Office
- Upgraded light fixtures throughout
- All window treatments included
- Waffle Ceiling in the Great Room
- Smooth ceiling throughout
- Pot lights throughout **
- Spacious walk in closets in all Second Level bedrooms**
- Laundry Room with washer, dryer, base and upper cabinets
- Upgraded ceramic flooring throughout
- Raised ceiling in the Principal Suite
- Big bright windows throughout

FINISHED LOWER LEVEL

- 9’ High ceilings*
- Spacious Recreation Room with electric fireplace
- Private Bedroom
- Fully finished 3-piece Bathroom
- Wet bar with bar fridge
- Secondary laundry with washer/dryer

OTHER

- 200 AMP Service
- Conduit for future car charger
- Camera rough in
- Rough in for future gas BBQ

KITCHEN

- Elegant Kitchen design with upgraded cabinetry and large island
- Appliance package including
 - 36” Gas stove
 - French door fridge with Instaview
 - Chimney hood fan
 - Dishwasher
 - Microwave
 - Wall oven
 - Wine Fridge
- Servery with bar sink and upper cabinets
- Walk in Pantry cabinet with lots of storage
- Soft close cabinets and drawers
- Three banks of pot and pan drawers
- Valance lighting
- Upgraded backsplash
- Waste and recycling cabinet
- Upgraded quartz countertop
- Blanco undermount sink

BATHROOMS

- Principal Ensuite with
 - frameless glass shower
 - freestanding bathtub
 - double vanity
 - private water closet
- Quartz countertops in all Bathrooms and Second Level Laundry
- Frameless glass shower in 2nd Ensuite

EXTERIOR

- Elegant stone and brick elevation
- Landscaped front entrance with stone walkway
- 2 car garage
- Deck
- Soffit pot lights **



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