

OVER
\$75,000
IN
UPGRADES
INCLUDED



The Sprucehill

\$ 2,092,900

Elevation A - Lot 7164

4,152 sq. ft

(Including 799 sq. ft. of finished Lower Level)
129 Pheasant Ridge Drive

- Stunning corner model
- 5 Bedroom and 4.5 Bathroom ♦
- 10' ceiling height on Main Level */ **
- Bright windows throughout
- Stunning front porch
- Main Level Library/Office
- Finished Lower Level
 - Spacious Recreation Room
 - Private Bedroom with walk-in closet
 - 3-piece Bathroom
 - 9' ceiling height */ **
 - Electric fireplace with wood mantel
 - Water rough-in for future wet bar

30 day closing



Great Room



Kitchen



Dining Room

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 17, 2025



Principal Suite



Principal Ensuite

Kitchen Features

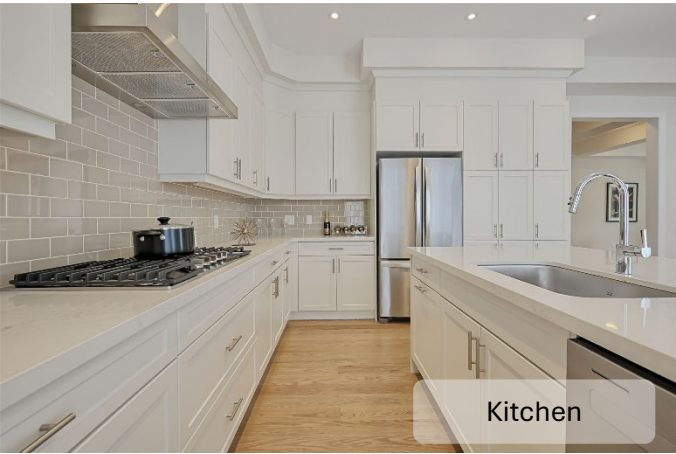
- ❖ Bright Kitchen with lots of storage
- ❖ 5" engineered hardwood flooring
- ❖ Appliance Package including 36" Gas cooktop, built-in wall oven and microwave, fridge, dishwasher & chimney hood fan
- ❖ Upgraded cabinets with crown moulding
- ❖ Large Island with breakfast bar
- ❖ Pantry cabinets
- ❖ Pots and pan drawers
- ❖ Light valance
- ❖ Soft close cabinet doors and drawers
- ❖ Garbage, recycle and green bin pull-out cabinet
- ❖ Contemporary backsplash
- ❖ Deck with stairs to backyard

Principal Ensuite Features

- ❖ Frameless glass shower
- ❖ Freestanding bathtub
- ❖ Upgraded 12x24 porcelain tiles
- ❖ Double undermount sinks
- ❖ Quartz counters
- ❖ Bright windows
- ❖ Separate water closet
- ❖ Vaulted ceiling

Bathrooms

- ❖ Quartz counters
- ❖ Glass shower **
- ❖ Upgraded 18x18 porcelain tiles



Kitchen



Bedroom

Luxury Features

- ❖ 5" engineered hardwood flooring on Main Level and Second Level hallway
- ❖ Gas fireplace with wood mantel in Great Room
- ❖ Quartz counters throughout **
- ❖ Oak stairs with metal pickets
- ❖ Coffered ceiling in Great Room, Dining Room, Office/Library and Main Level Hallway
- ❖ Smooth ceilings on Main Level
- ❖ 9' ceiling height on Second Level */ **

- ❖ 10' raised ceiling in Principal Suite
- ❖ 8' safe and sound doors on Main and Second Level and 6'8" safe and sound doors in the Finished Lower Level
- ❖ Pot lights throughout Main Level **
- ❖ Keyless Entry
- ❖ Doorbell camera
- ❖ Central vacuum system
- ❖ Garage door openers
- ❖ 200 amp service



Lower Level Rec Room



Laundry Room