



Elevation B

Lot 37

3,808 sq. ft

(Including 698 sq. ft. of Finished Lower Level)

13 Brabin Circle

Luxury Features

- ❖ Coffered Ceiling details in Great Room, Dining Room and Parlour
- ❖ 5" engineered hardwood on Main Level including the Kitchen and Second Level hallway **
- ❖ Oak stairs with metal pickets
- ❖ Smooth ceiling throughout
- ❖ 8' safe and sound two panel interior doors throughout the first two Levels and 6'8" safe and sound doors on the Lower Level
- ❖ Wet bar rough in on the Lower Level

Kitchen

- ❖ Appliance Package
- ❖ Microwave shelf
- ❖ Valance lighting
- ❖ Crown molding
- ❖ Soft close cabinets and drawers
- ❖ Two banks of pot drawers
- ❖ Recycling pull out cabinet in island

Bathroom

- ❖ Frameless glass shower and Freestanding bathtub in Principal Ensuite
- ❖ Caesarstone counters throughout
- ❖ Luxury Ceramics / Porcelain tile selection

Electrical

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

The Pinehurst

\$ 1,903,900

- 4 Bedrooms and 3 ½ bathrooms
- Open Kitchen with upgraded cabinets
- Appliance Package
- Main Level office
- 10' ceilings on the Main Level and 9' ceilings on the Second Level
- Gas Fireplace with Elegant Mantle in the Great Room
- Laundry with base sink cabinet and upper cabinets
- Spacious Walk in Closets
- Pot lights throughout
- Finished Lower Level
 - Recreation Room
 - Bedroom
 - 3-piece Bathroom
 - 9' Ceilings*
- 30 day Closing

Sales Office

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Prices and specifications are subject to change without notice. E. & O.E.
*Except where beams and heating equipment are required. **As per plan. October 2024