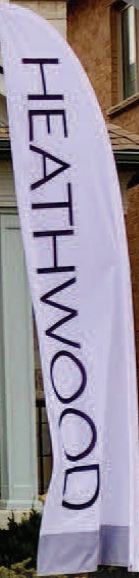




OVER
\$150,000
IN
UPGRADES
INCLUDED

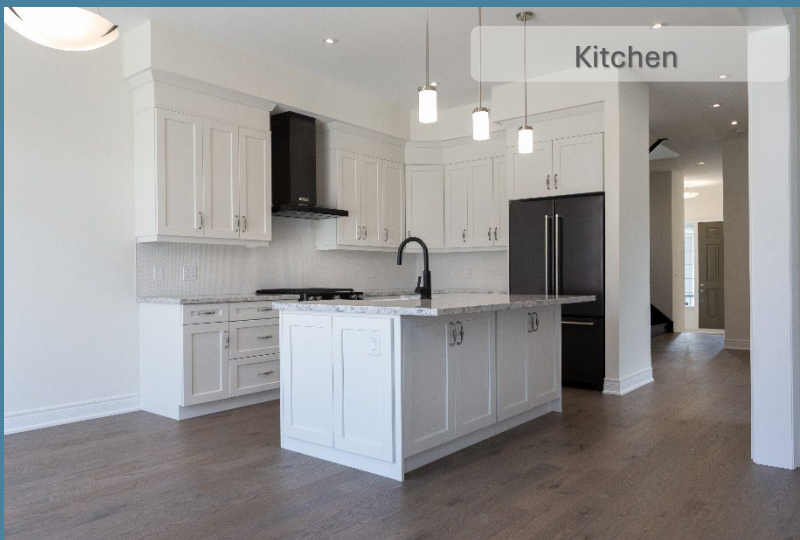


The Aspendale

Elevation B
Lot 95

3,416 sq. ft.
(Including 728 sq. ft. of Finished Lower Level)

22 Brabin Circle



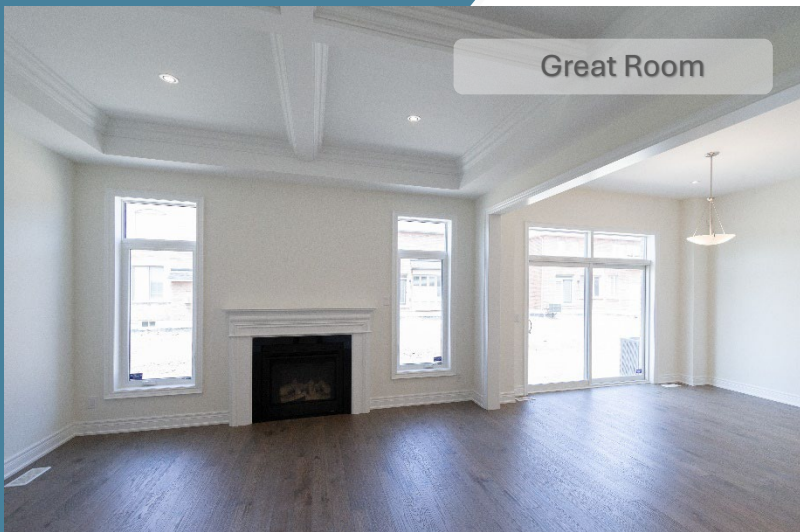
Designer
Selected Finishes

\$ 1,656,900

- 5 Bedrooms + 4.5 Bathrooms ♦
- Elegant window coverings and designer selected light fixtures
- Second Level Office
- Finished Lower Level
 - Recreation Room
 - Private Bedroom
 - 3-piece Bathroom
 - 9' ceiling *

• 30 day closing

more luxury features

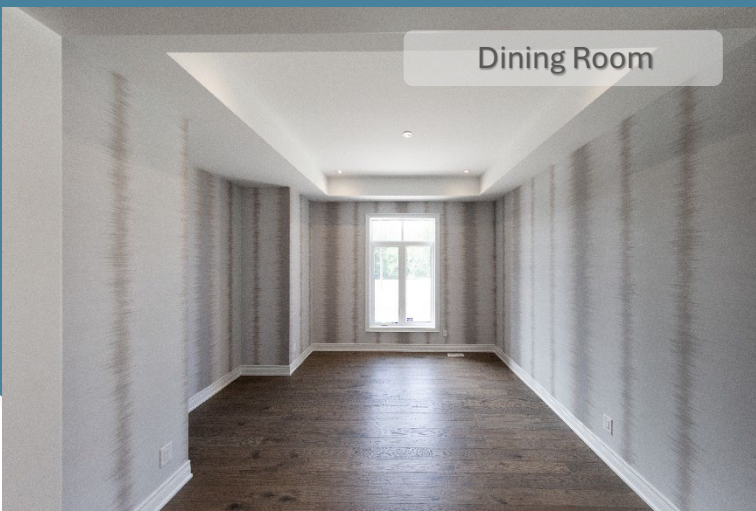


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Sales Office
647-287-7042
Whitby@heathwood.com



Great Room



Dining Room

Luxury features

- ❖ Designer selected paint and wallpaper throughout
- ❖ 10' ceilings on the Main Level * **
- ❖ 9' ceilings on the Second Level * **
- ❖ 10' Raised ceiling in Principal Suite
- ❖ 5" engineered hardwood on Main Level and Second Level hallway and Office **
- ❖ Elegant oak stairs with wood pickets
- ❖ Waffle ceiling detail in Great Room
- ❖ Coffered ceiling detail in Dining Room
- ❖ Smooth ceiling on Main Level
- ❖ Laundry Room with upper cabinets and quartz counters
- ❖ Upgraded Caesarstone counter tops throughout
- ❖ Upgraded ceramic/ porcelain tiles throughout
- ❖ 8' safe and sound interior doors throughout the first two Levels and 6'8" safe and sound doors on the Lower Level
- ❖ Upgraded Moen faucets throughout

Principal Ensuite

- Frameless Glass shower
- Freestanding bathtub
- Beautiful vanity with double undermount sinks
- Upgraded Caesarstone counters
- Big bright window

Kitchen

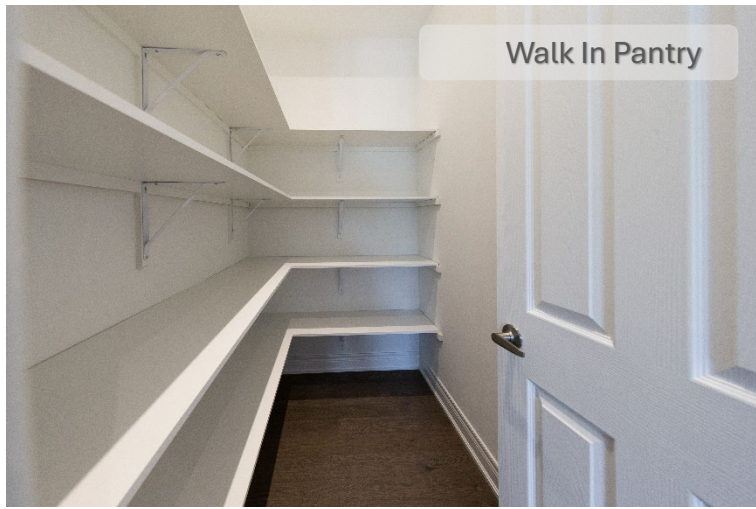
- Upgraded black Stainless Steel Kitchen Aid appliances
- Built-in Microwave
- Walk in Pantry
- Upgraded kitchen cabinetry
- Luxurious oak hardwood flooring
- Pot and Pan drawers
- Valance lighting
- Crown moulding
- Soft close cabinets and drawers
- Ceramic backsplash

Electrical

- Pot lights throughout **
- Keyless Entry
- Doorbell Camera
- Central Vacuum System
- Garage door openers
- Outdoor camera at the garage door
- 200 AMP Service



Lower Level Bedroom



Walk In Pantry

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.
April 2025