



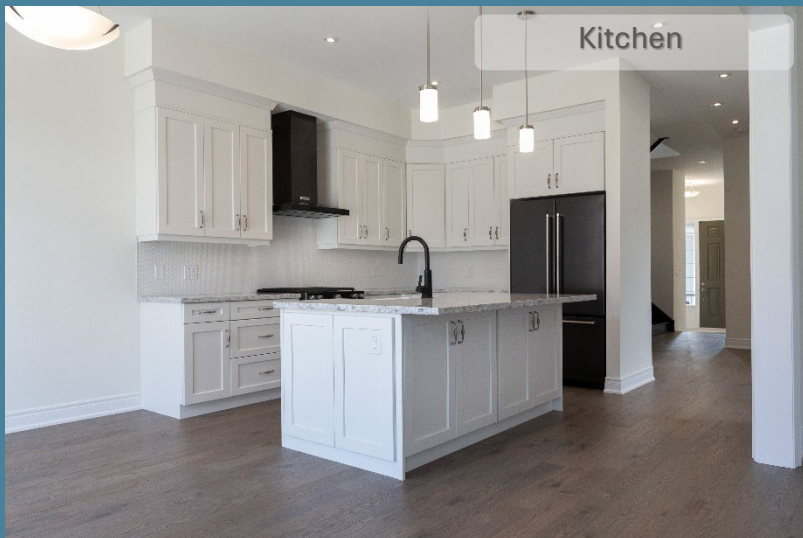
The Aspendale Elevation B Lot 95

3,422 sq. ft.
(Including 730 sq. ft. of Finished Lower Level)

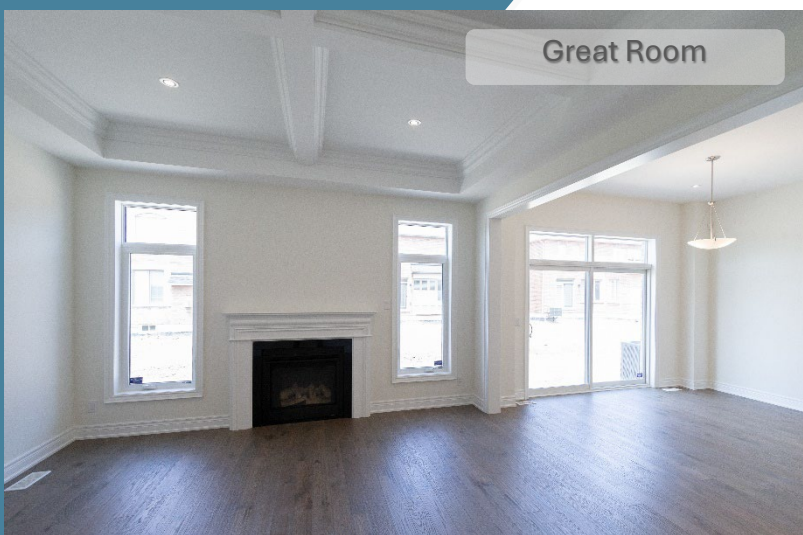
22 Brabin Circle

**Designer
Selected Finishes**

\$ 1,756,900



Kitchen



Great Room

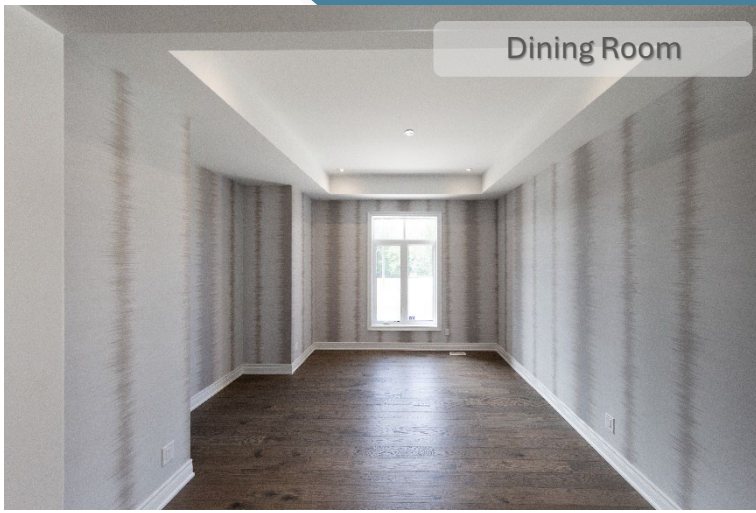
- 4 Bedrooms + 3 ½ Bathrooms
- Elegant window coverings and designer light fixtures
- Second Level office / Play area
- Finished Lower Level
 - Recreation Room
 - Bedroom
 - 3-piece Bathroom
 - 9' ceiling*
- April 2025 closing

More luxury features

Sales Office
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HEATHWOOD



Dining Room



Great Room

Key Highlights

- ❖ Designer selected paint and wallpaper throughout
- ❖ 10' ceilings on the Main Level
- ❖ 9' ceilings on the Second Level
- ❖ 10' Tray ceiling in Principal Suite
- ❖ 5" engineered hardwood on Main Level and Second Level hallway **
- ❖ Oak stairs with metal pickets
- ❖ Waffle ceiling detail in Great Room
- ❖ Coffered ceiling detail in Dining Room
- ❖ Smooth ceiling throughout
- ❖ 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 Soaker bathtub
- Double Sinks
- Upgraded Caesarstone counters

Kitchen

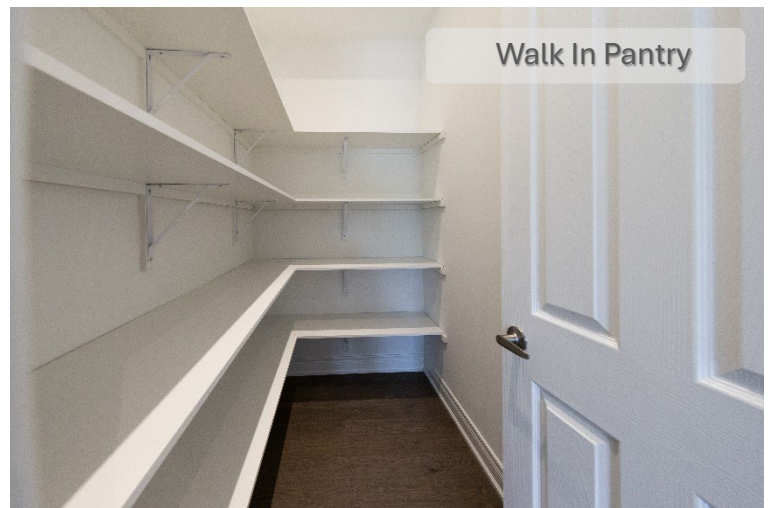
- Upgraded Black Stainless Steel Kitchen Aid appliances
- Built-in Microwave
- Walk in Pantry
- Upgraded kitchen cabinetry
- Hardwood flooring
- Pot drawers
- Valance lighting
- Crown molding
- Soft close cabinets and drawers
- Ceramic Backsplash

Electrical

- Pot lights throughout
- Keyless Entry
- Doorbell Camera
- Camera at garage
- Central Vacuum System
- Garage door openers
- Conduit from Electrical Panel to garage for future electric vehicle
- 200 AMP service



Lower Level Bedroom



Walk In Pantry