

WALLACETON  
EST. 1870

OVER  
\$95K  
IN  
UPGRADES  
INCLUDED



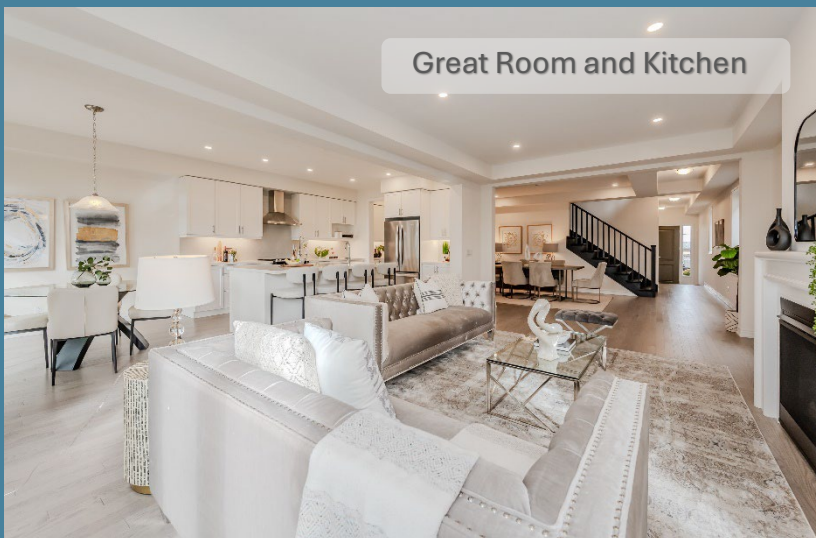
# The Westwood

Lot 347  
106 Broadacre drive

3,625 sq. ft.  
(Including 833 sq. ft. of finished Lower Level)

~~\$ 1,341,900~~

**\$ 1,299,900**



Great Room and Kitchen



Kitchen & Breakfast

- This home features a double car garage and double driveway
- 4 Bedrooms and 4.5 Bathrooms ♦
- Open concept Kitchen and Great Room
- Backyard with custom deck, privacy fencing and beautiful mature trees
- Mud Room off the garage
- Finished Lower Level
  - Recreation Room
  - 3-piece Bathroom
  - 9' ceiling \*
- 30 day closing

More luxury features

Sales Office  
127 Rosenberg Way  
905-874-4741

HEATHWOOD

[wallaceton@heathwood.com](mailto:wallaceton@heathwood.com)





Principal Ensuite



Backyard

## Luxury features

- ❖ 9’ ceiling on Main Level \*/ \*\*
- ❖ Luxurious oak hardwood on Main Level and Second Level hallway \*\*
- ❖ Gas Fireplace with elegant mantle in Great Room
- ❖ Smooth ceiling on Main Level
- ❖ Coffered ceiling in Dining Room and Great Room
- ❖ Big bright windows throughout
- ❖ Kitchen Servery with upper and lower cabinets
- ❖ Tray ceiling detail in Principal Bedroom
- ❖ Second Level Laundry Room with washer, dryer and upper cabinets
- ❖ Large closet in Mud Room
- ❖ A shared bath between Bedroom 2 and 3
- ❖ Bedroom 4 with private Ensuite that includes a framed glass shower

### Principal Ensuite

- Extra large frameless glass shower
- Freestanding bathtub
- Two vanities with quartz counters and undermount sinks

### Kitchen

- Appliance Package
- Island with breakfast bar
- Oak hardwood flooring
- Stainless steel chimney hoodfan
- Valance lighting
- Backsplash
- Bank of pot and pan drawers

### Electrical

- Pot lights on Main Level
- Doorbell Camera
- Security Cameras
- Mechanicals include
  - Forced air furnace
  - ERV
  - AC
- Alarm System (Monitoring not included)
- Exterior pot lights
- 200 AMP service



Dining Room



Finished Lower Level

HEATHWOOD

♦Includes Lower Level Bathroom \* Except where beams and heating equipment are required. \*\*As per plan. Prices and specifications are subject to change without notice. E. & O.E. May 2025