

OVER
\$36,000
IN
UPGRADES
INCLUDED

The Forest

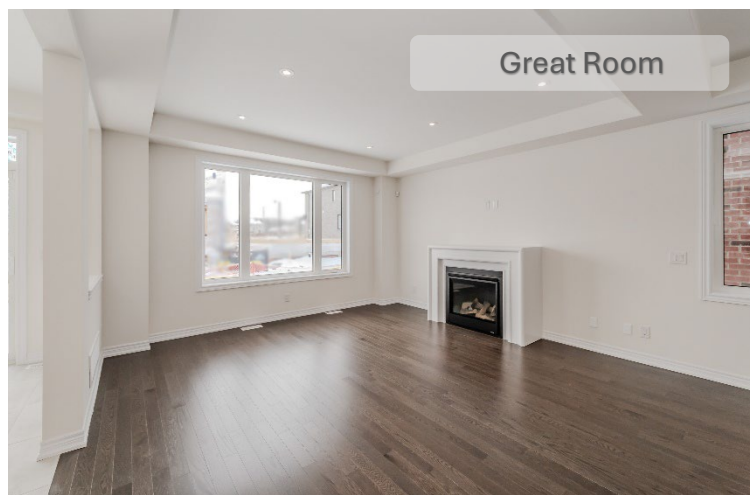
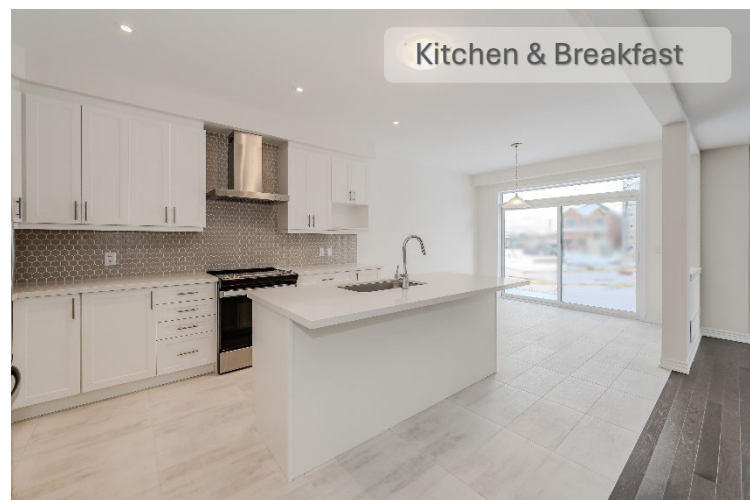
3,299 sq. ft. (Including 749 sq. ft. of Finished Lower Level)

\$ 1,356,900

- Open concept Main Level floorplan
- 4 Bedrooms + 4.5 Bathrooms ♦
- Elegant exterior elevation
- Inviting entry with an 8' high front door
- Big bright windows throughout **
- Double car garage with paved driveway
- Finished Lower Level
 - Large recreation room
 - Electric fireplace with classic mantel
 - 3-piece Bathroom
 - 9' ceilings *
- 30 day closing

Elevation B

Lot 61 (262 Histan Trail)





Finished Lower Level



Principal Ensuite

Luxury Features

Kitchen

- ❖ Large eat in Kitchen with quartz countertops
- ❖ Appliance package (electric stove, fridge and dishwasher)
- ❖ Pantry cabinet **
- ❖ Backsplash
- ❖ Bank of pot and pan drawers
- ❖ Rough in gas line for stove

Principal Suite

- ❖ Spacious Principal Suite with a large walk in closet
- ❖ Double door Principal Suite entry
- ❖ 9' raised ceiling in Principal Suite * **
- ❖ Ensuite with freestanding bathtub and frameless glass shower
- ❖ His and Her vanities

Key Highlights

- ❖ Luxurious oak hardwood on Main Level and Second Level hallway **
- ❖ Gas fireplace with an elegant mantel
- ❖ Coffered ceiling in Great Room and Dining Room
- ❖ Main Level Laundry Room with washer and dryer including upper and base cabinets
- ❖ Oak stairs from Main to Second Level with wood railings and spindles
- ❖ Smooth ceilings throughout Main Level and Lower Level
- ❖ Quartz countertop in all bathrooms
- ❖ Gas line for future BBQ
- ❖ Pot lights on Main and Lower Levels **
- ❖ Smart Home package
- ❖ Smart Wi-Fi thermostat
- ❖ Full alarm system with 3 years monitoring



Kitchen



Principal Suite



Kitchen & Great Room

◆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.
April 2025

HEATHWOOD