

OVER  
\$39,000  
IN  
UPGRADES  
INCLUDED

# The Pine

3,073 sq. ft. (Including 666 sq. ft. of Finished Lower Level)

Elevation C

Lot 60 (258 Histan Trail)

\$ 1,340,900

- 4 Bedrooms + 4.5 Bathrooms ♦
- Elegant exterior elevation
- Spacious Foyer
- Stunning 8' high front entry door
- 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**



Kitchen & Breakfast

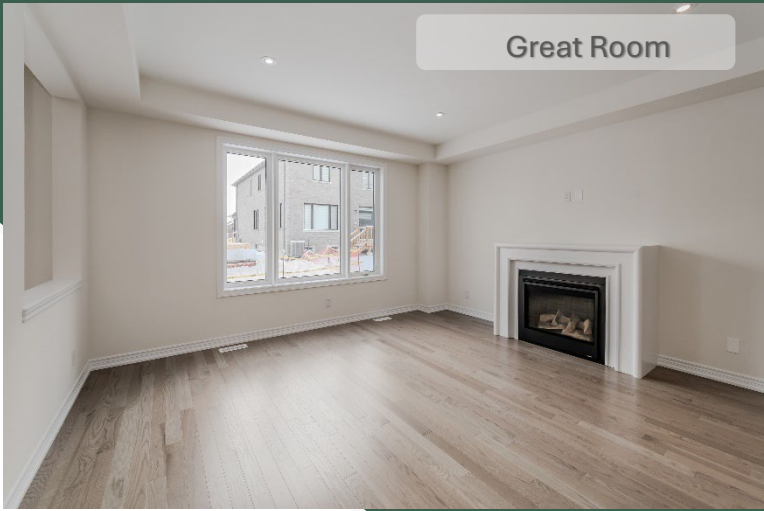


Principal Ensuite





Principal Suite



Great Room

## Luxury Features

### **Kitchen**

- ❖ Open concept kitchen with quartz countertops
- ❖ Large kitchen island
- ❖ Appliance package (electric stove, fridge and diswasher)
- ❖ Pantry cabinet\*\*
- ❖ Backsplash
- ❖ Bank of pot and pan drawers
- ❖ Rough in gas line for stove

### **Principal Suite**

- ❖ Spacious Principal Suite a with large walk in closet
- ❖ 9' raised ceiling in Principal Suite \* \*\*
- ❖ Principal Ensuite with freestanding bathtub and frameless glass shower
- ❖ Elegant double sink vanity

### **Key Highlights**

- ❖ Luxurious oak hardwood on Main Level and Second Level Hallway \*\*
- ❖ Elegant gas fireplace with mantle in Great Room
- ❖ Coffered ceiling in Great Room
- ❖ Second Level laundry room with washer and dryer including upper and base cabinets
- ❖ Oak stairs from Main to Second Level with wood railings and metal pickets
- ❖ Gas line for future BBQ
- ❖ Smooth ceilings throughout Main Level, Second Level hallway and Lower Level
- ❖ Quartz countertop in all bathrooms
- ❖ Pot lights throughout \*\*
- ❖ Smart Home package
- ❖ Smart Wi-Fi thermostat
- ❖ Full alarm system with 3 years monitoring



Laundry Room



Lower Level Bathroom



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.  
April 2025