

10 William Heath Court

2,917 SQ. FT. OF MOVE-IN READY LIVING IN AURORA



4 BEDROOMS | 3.5 BATHS | WALKOUT BASEMENT



COME HOME TO A NEW WORLD OF ELEGANCE

- Throughout the main floor, you'll find soaring 10 ft. ceilings with raised and coffered detailing.
- Oversized windows fill this exceptional residence with natural light.
- The front elevation of the home features 6 exterior soffit pot lights to enhance curb appeal.
- More than 30 interior LED pot lights are strategically located throughout the main level.
- Vintage oak hardwood flows through the Great Room, formal Dining Room, and Library.
- The Great Room features a contemporary gas fireplace flanked by extra-height windows.



Private Library/Home Office with bay windows and French door entry.



Spacious Dining Room with coffered ceiling is perfect for gathering with friends and family.



IN THIS KITCHEN, EVERY MEAL IS A SPECIAL EVENT

- The gourmet-inspired Kitchen features custom extra-height cabinetry, valance task lighting, central island with extended breakfast bar, and Silestone countertops.
- Oversized 12" x 24" imported tile is featured throughout the Kitchen, Breakfast Area, and Foyer.
- A top-of-the-line Miele stainless steel appliance package includes refrigerator, wall oven, gas cooktop, microwave, range hood and dishwasher.
- Greet every day from the Breakfast area with its extra wide four-panel sliding glass patio doors offering access to the covered Loggia and yard beyond.



The sun-filled Breakfast area.

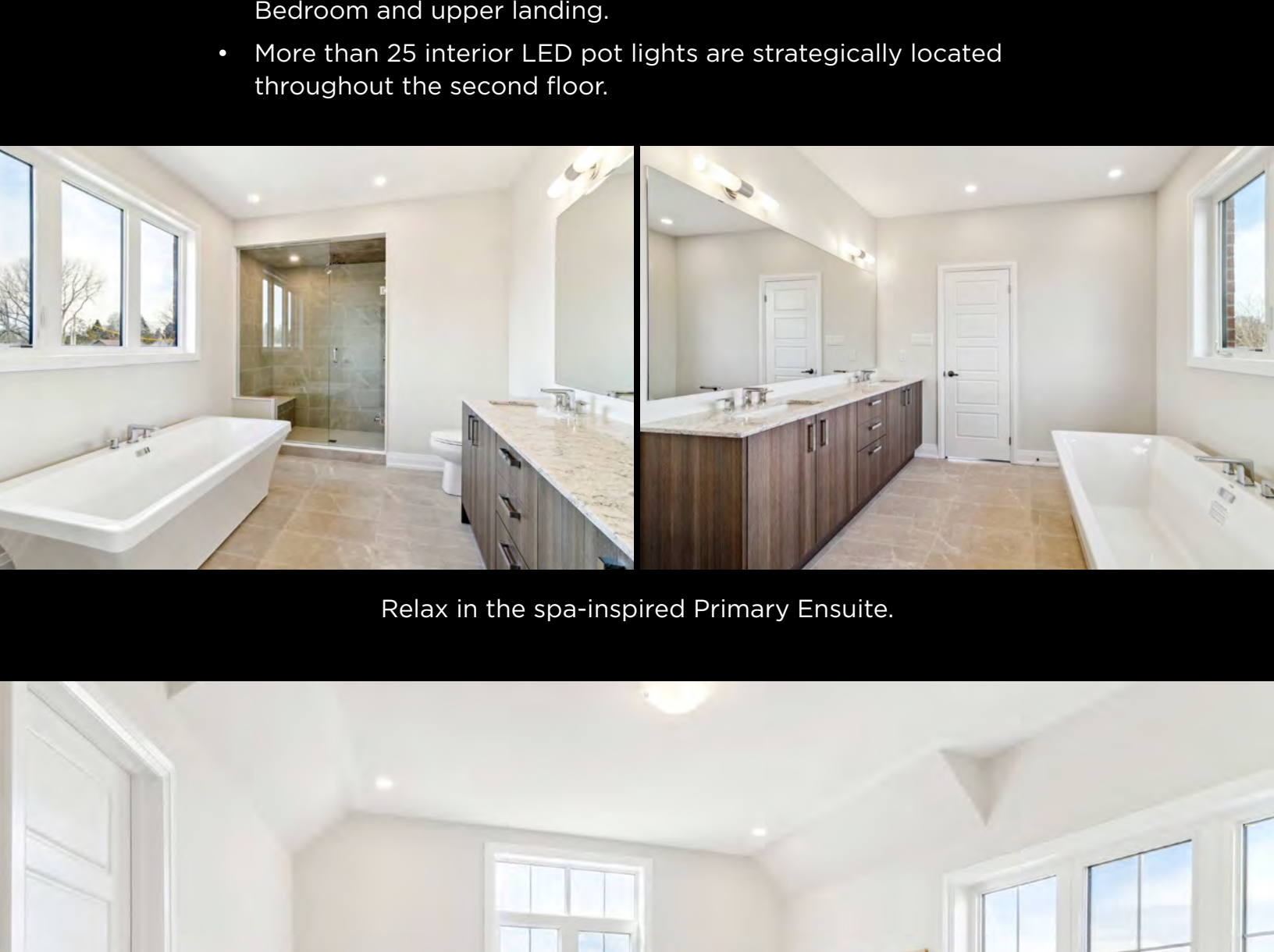


Enjoy ample cupboard space and work surfaces.



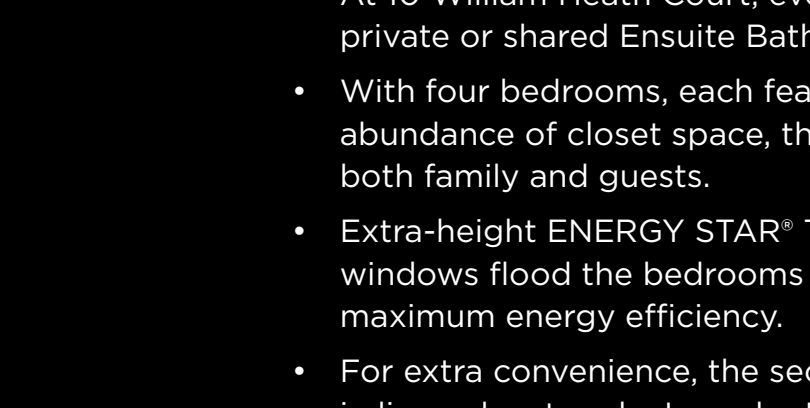
YOUR COVERED LOGGIA — LIFE IS BETTER AL FRESCO

- 10 William Heath Court takes full advantage of the warmer seasons with 200 sq. ft. of outdoor living space on the covered Loggia.
- Blur the lines between indoor and outdoor living while comfortably protected from the elements.
- A rough-in BBQ gas line is ready and waiting for you to create the outdoor kitchen of your dreams.
- Two exterior pot lights extend the Loggia's usability through the evening hours.

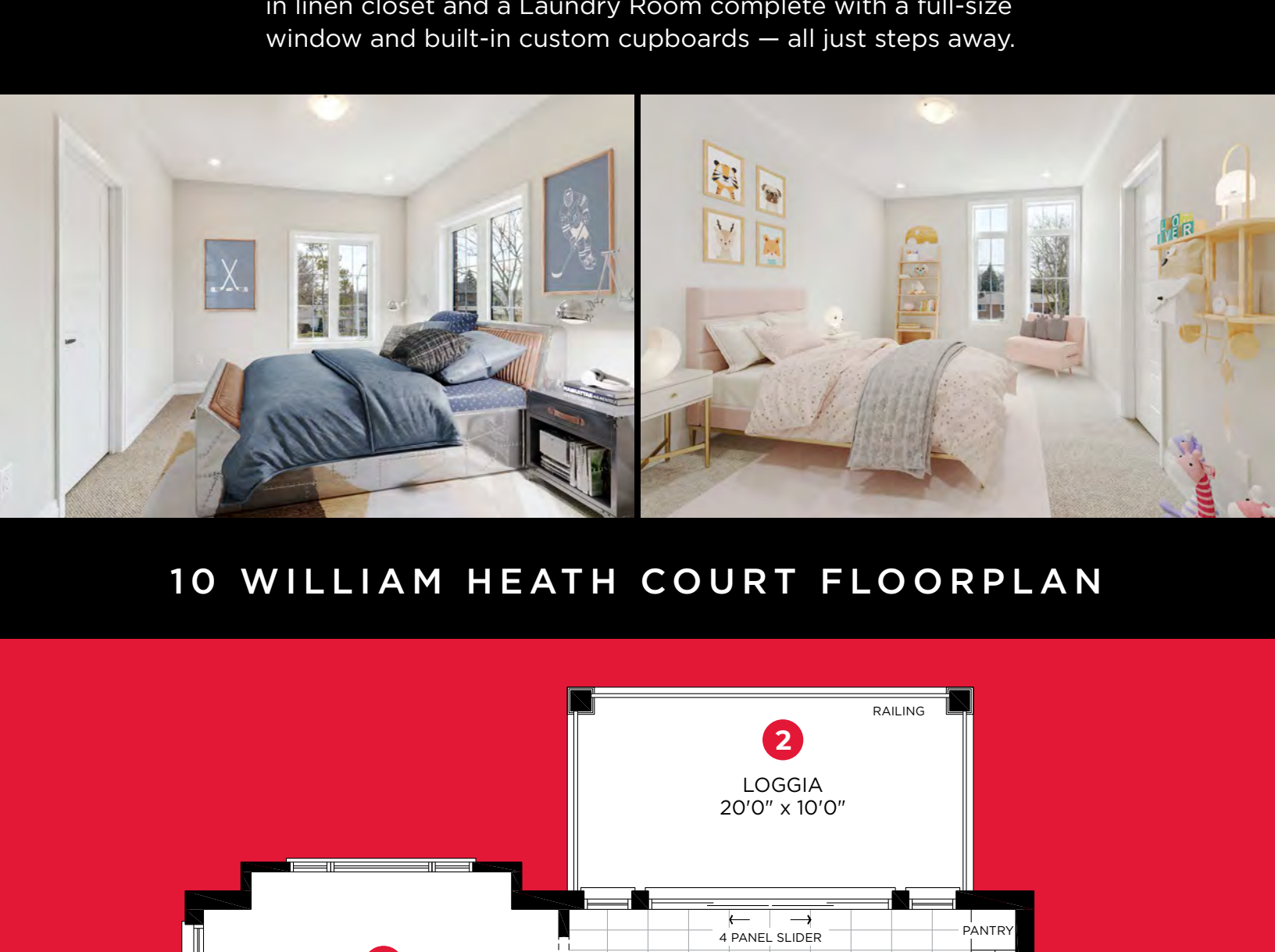
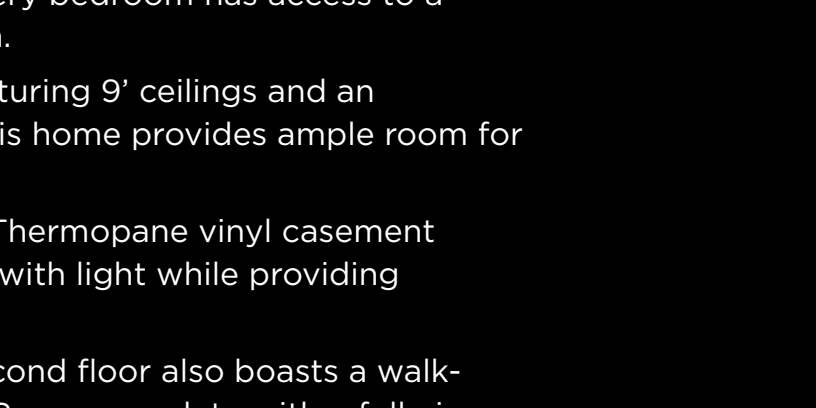


YOUR PRIMARY BEDROOM SUITE — AN OASIS OF CALM AND SERENITY

- Your Primary Bedroom dazzles with its elegant double-door entry, over-sized windows and raised 10' coffered ceiling.
- A spacious walk-in closet provides ample storage.
- Completing the Primary Suite, the spa-inspired Ensuite Bath includes a contemporary freestanding tub, a custom vanity with double undermount sinks, and a glass shower with seat.
- Vintage oak hardwood flooring flows through the Primary Bedroom and upper landing.
- More than 25 interior LED pot lights are strategically located throughout the second floor.

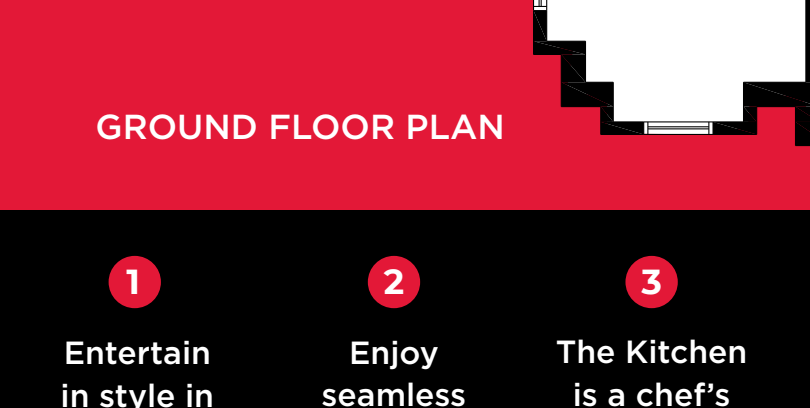


Relax in the spa-inspired Primary Ensuite.

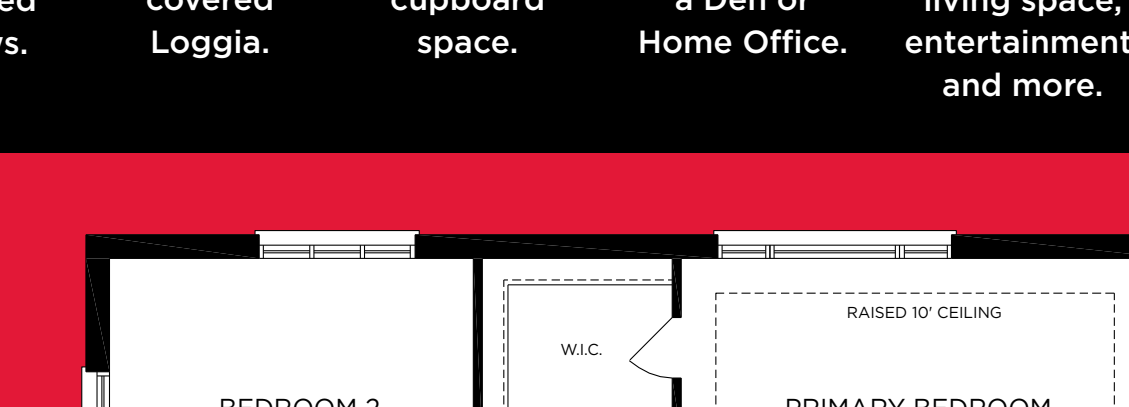


THREE ADDITIONAL BEDROOMS PROVIDE THE UTMOST IN CONVENIENCE

- At 10 William Heath Court, every bedroom has access to a private or shared Ensuite Bath.
- With four bedrooms, each featuring 9' ceilings and an abundance of closet space, this home provides ample room for both family and guests.
- Extra-height ENERGY STAR® Thermopane vinyl casement windows flood the bedrooms with light while providing maximum energy efficiency.
- For extra convenience, the second floor also boasts a walk-in linen closet and a Laundry Room complete with a full-size window and built-in custom cupboards — all just steps away.

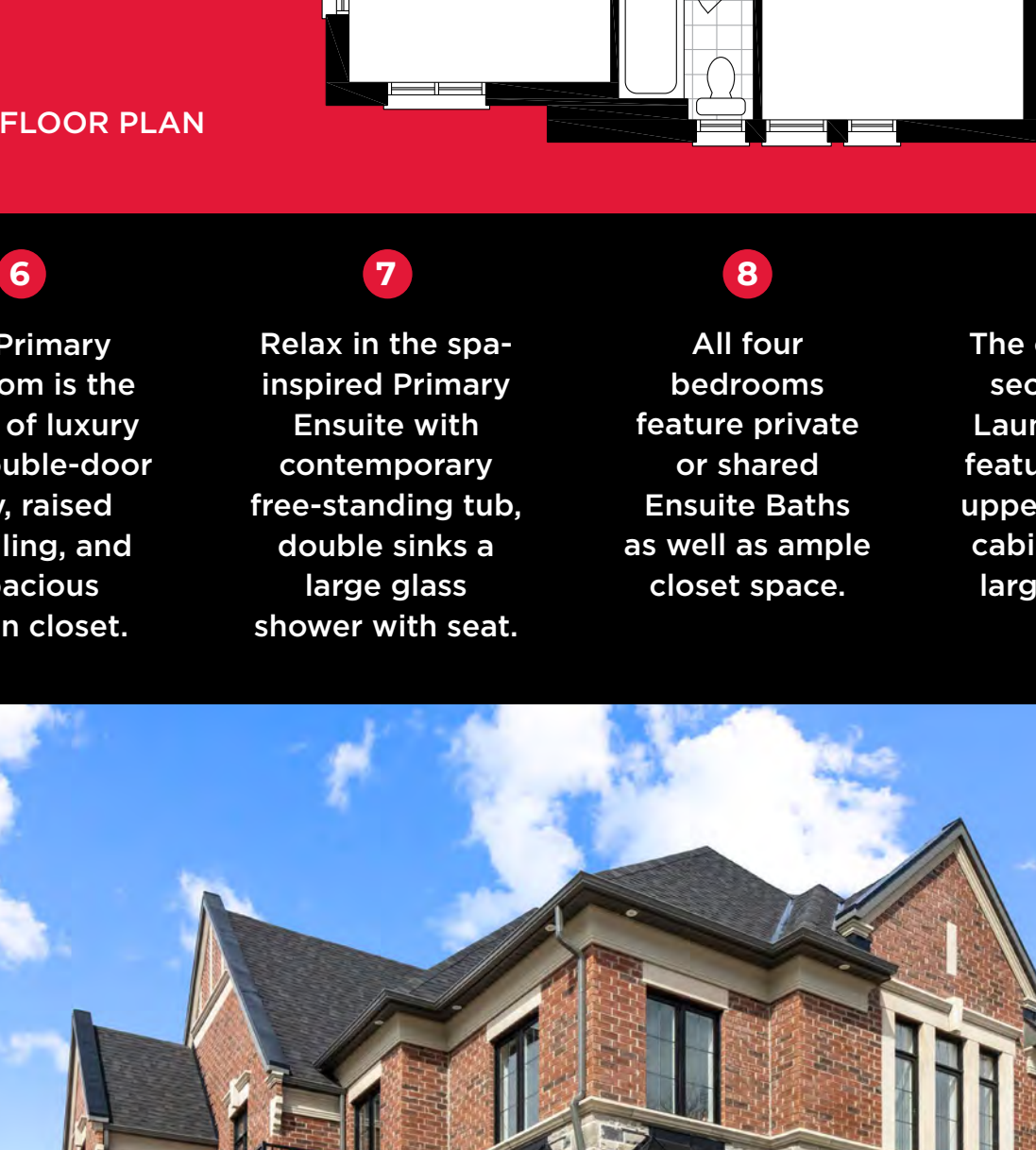


10 WILLIAM HEATH COURT FLOORPLAN



GROUND FLOOR PLAN

- 1 Entertain in style in the Great Room with its cozy gas fireplace and over-sized windows.
- 2 Enjoy seamless indoor/outdoor living with an expansive covered Loggia.
- 3 The Kitchen is a chef's dream, with Miele appliances, and abundant cupboard space.
- 4 With its elegant bay windows, the private Library is the perfect space for a Den or Home Office.
- 5 Step down to the Walkout Basement, with endless opportunities for additional living space, entertainment, and more.
- 6 Busy families will love the convenient Mudroom entry, with a walk-in closet and Powder Room.



SECOND FLOOR PLAN

- 6 The Primary Bedroom is the height of luxury with double-door entry, raised 10' ceiling, and a spacious walk-in closet.
- 7 Relax in the spa-inspired Primary Ensuite with contemporary free-standing tub, double sinks a large glass shower with seat.
- 8 All four bedrooms feature private or shared Ensuite Baths as well as ample closet space.
- 9 The convenient second floor Laundry Room features built-in upper and lower cabinets plus a large window.



BOOK YOUR PRIVATE TOUR TODAY



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Sizes and specifications are subject to change without notice. Interior photographs are virtually staged. Some landscape details have been photo-shopped. Brokers protected. E.&O.E. August 2025.