

403 Heddass Way

Fall River

\$1,874,900

- This executive bungalow is tucked away on a private, tree-lined flag lot in St. Andrews West, offering a wonderful balance of privacy, community and connection to nature.
- From the moment you arrive, the home's striking curb appeal sets the tone, with professionally landscaped grounds, a stamped concrete front walkway, a paved driveway and a covered front porch that welcomes you home.
- Board-and-batten siding, natural stone accents and distinctive metal roof details give the exterior a clean, timeless character. The covered front porch adds a welcoming finish to its striking curb appeal.
- Inside, luxury lives in the details: custom millwork, designer lighting, high-end plumbing fixtures, quartz countertops and breathtaking tile selections elevate every space.
- Experience the artistry of custom trim and feature walls—adding texture, character and refined elegance throughout the home.
- This home is a true showstopper—offering the perfect mix of spacious living and warm, modern design in a beautiful, move-in-ready package.



- The open-concept kitchen and living area is crowned by soaring vaulted ceilings with custom oak beams.
- A propane fireplace with warm wood built-ins anchors the living space, while the connected dining area opens to the covered back deck through a 9-foot sliding door, creating an easy connection to the outdoors.
- Warm whites and natural wood tones define the beautifully appointed kitchen, featuring veined quartz countertops and backsplash, a statement range hood, high-end appliances and a substantial 10-foot working island illuminated by gorgeous pendants.
- A thoughtfully appointed pantry and prep kitchen extend the main kitchen, offering extra workspace and storage while keeping everyday essentials close at hand.
- Designed to keep everyday essentials organized and out of sight, the garage entry mudroom features custom storage and supports streamlined family living.
- Wake to peaceful views from the expansive primary suite, where oversized windows, a custom feature wall, and a soft neutral palette create a restful retreat. A beautifully customized walk-in closet provides exceptional storage and organization.
- The ensuite is a true standout, pairing warm wood with organic tile selections, a freestanding tub, a private water closet, in-floor heat and a walk-in shower. The result is both highly functional and quietly luxurious.



- The main-floor laundry room blends style and function with a sink, storage, hanging area and a linen closet—making everyday tasks feel effortlessly organized and elevated.
- Two additional main-floor bedrooms each offer a walk-in closet and their own ensuite bath, creating comfortable, private spaces for family or guests.
- The walkout lower level brings together the family room, games and recreation areas in one generous space, with direct access to the backyard and pool deck. A built-in pool house with wet bar makes entertaining easy.
- An additional bedroom, separate office or den, dedicated gym, large full bathroom and generous storage area add flexibility and function to the lower level.
- With the backyard and pool deck just beyond, the lower level extends naturally outdoors—setting the scene for relaxed afternoons by the saltwater pool and evenings gathered around the covered outdoor fireplace.
- A fully ducted heat pump ensures optimal temperature control and personalized comfort year-round.
- A 400-amp electrical service, generator panel and security system rough-in support the home's modern infrastructure.
- The attached, heated double garage offers room for vehicles and equipment, while the detached 12-by-24-foot garage provides additional storage for landscaping and pool items, with a bonus 24-by-24-foot storage loft area above.



- On-demand hot water and central vacuum add everyday comfort and convenience.
- Four covered outdoor areas extend the home's living space outdoors. The two main-house decks feature durable composite decking for lasting, low-maintenance enjoyment, while the additional covered areas are finished in stamped concrete.
- Professionally landscaped grounds, a paved driveway and a stamped concrete pool deck and walkways create a polished setting around the home and pool.
- The 16-by-32-foot saltwater in-ground pool is paired with a covered outdoor wood-burning fireplace for relaxed afternoons and evenings outdoors.
- The property is wired for a hot tub, offering the option to add another place to unwind.
- Fall River is a great place to call home, with its array of local amenities—nearby grocery store, shops, restaurants, parks and excellent schools provide everything you need for a comfortable and convenient lifestyle.
- Don't miss this rare opportunity to own a finished, turnkey, custom home in the prestigious St. Andrew West subdivision.

