

## PHOENIX HOMES – Heritage Hills



# Phoenix Homes IN HERITAGE HILLS

Phoenix Homes of Ottawa just won so many SAMMY awards they were also given an award for most awards.

Rahul Kochar's innovative company won: Best Condominium Model—Low Rise—Stonework, for the Lofts; Best Townhome—1500 sq. ft. and under, for the Birch; Best Single Family Home under 2000 sq. ft., for the Equinox Loft; Best Single Family 3000 sq. ft. and

over, for the Platina, which also deservedly won the Best Environmental Model; and Grand SAMMY for Most trophy wins overall.

Now you can own a home constructed by this multi-award winning builder in one of Kanata's most beautiful locations. Situated right on the edge of Kanata, Heritage Hills is set on the highest land in the area and commands a spectacular view.

**LOCATION:**  
Kanata

**TYPE:**  
Townhomes and Single  
Family Homes

**STARTING PRICE:**  
\$296,500 (towns)  
\$378,900 (singles)

**SALES OFFICE:**  
202 Huntsville Drive, Kanata



Located just off Kanata Avenue and Terry Fox Drive, the site also offers all the amenities Kanata has to offer, including amazing proximity to Scotiabank Centre, shopping, greenspace, restaurants, services, schools, churches and recreational facilities. There is easy access to lakes and ski country a few miles to the west.

Homes by Phoenix include a wide variety of housing options, with lovely large lots. Single family homes sit on 35- and 50-ft. lots and even townhomes have 20-ft. lots. Because the location is on the hill front, many lots allow homes to have reverse walk-out basements, providing extra space just where it's most needed and creating all kinds of interesting design opportunities.

In all front walk-out models you can create an entry level home office, or in-law suite allowing privacy. Have a rec room, a man-cave, a hobby centre—adapt the space to whatever your needs are.

The brilliantly designed and solidly built homes have all the features new home owners want. Gorgeous floors, big bright windows, luxurious bedrooms and bathrooms, and neat little efficiencies that make life easier.

For instance the 2,628 sq.-ft. bungalow, the Robson, has a dramatic great room with vaulted ceiling, open gourmet kitchen with breakfast bar, main floor laundry, and master bedroom with walk-in closet and luxurious four-piece ensuite.

Now open at 207 Huntsville Drive the new model home, the Columbia, is a beautiful example of creative marriage of landscape and design. With its front walk-out it has breathtaking curb appeal, not to mention a stunning balcony, large second floor bedrooms and plenty of closet space.

The majority of construction in this new neighbourhood is already complete, so you can enjoy existing landscaping. Occupancy is set for next spring and summer, and several townhomes and singles are left which back onto the park.

Phoenix Homes' other communities are Shadow Ridge in Greely, Strandherd Meadows in Barrhaven, The Towns of Jack Pine in Bells Corners and White Tail Ridge in Almonte.

The office at 202 Huntsville Drive is open Mon-Thurs 1-7 p.m., and Sat-Sun noon-5 p.m. Call 613.435.7062 or check out phoenixhomes.ca.