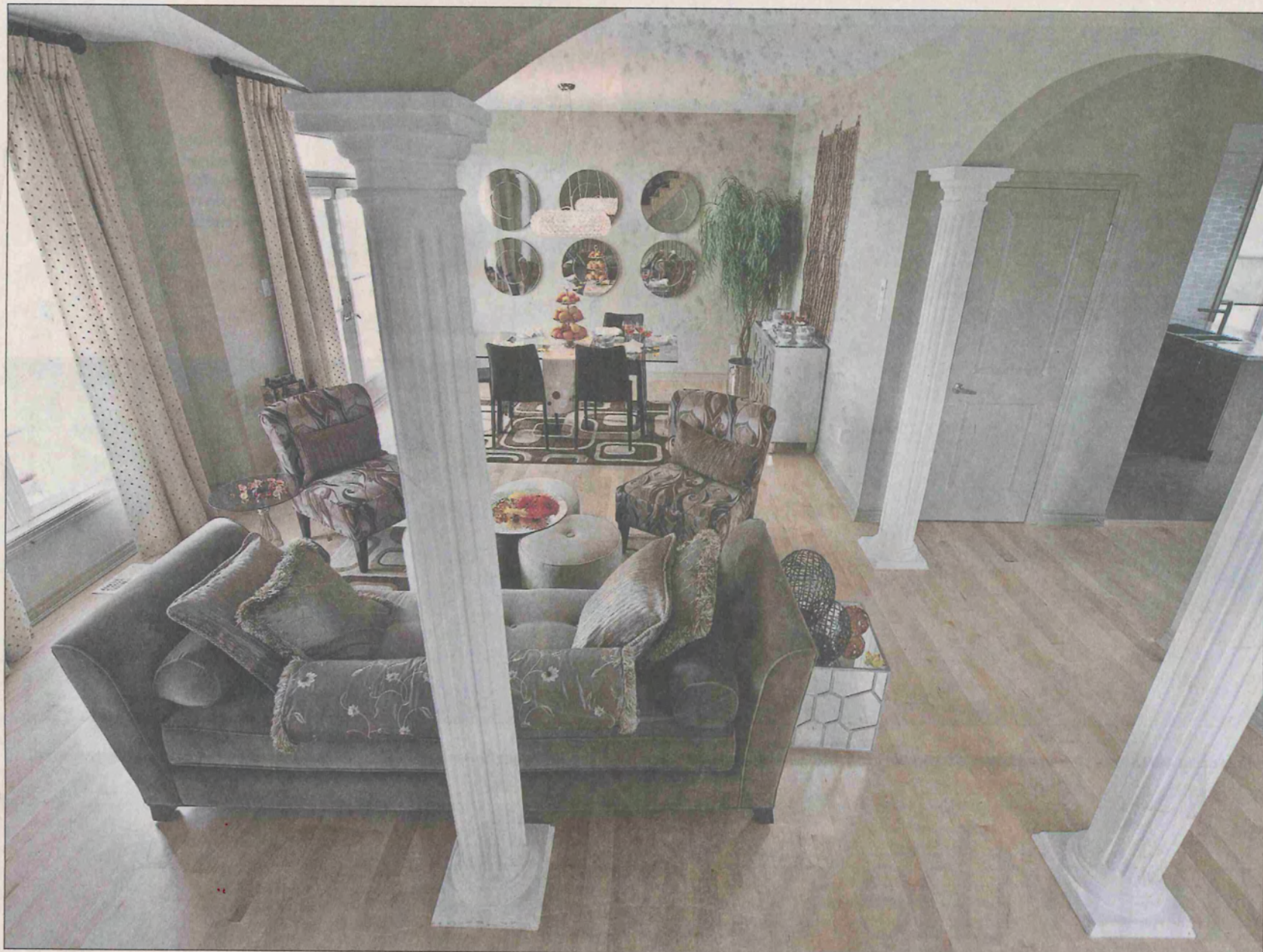


# HOMES & CONDOS

## NEW ON THE STREET



Phoenix's Columbia is built into a hillside, so you enter at the 'basement' level, with the main living quarters on the first floor.

The front of the home features a combined formal living room and dining room with plenty of large windows and doors to a balcony.

PHOTOS BY BRUNO SCHLUMBERGER, THE OTTAWA CITIZEN

# Just add the sunset

## Reverse walkout takes advantage of hill setting

JENNIFER CAMPBELL

Phoenix Homes has had the Columbia design on its books for its Heritage Hills neighbourhood in Kanata for a couple of years, but now it expects families to start snapping it up. The reason? Before this, buyers had a hard time visualizing it. Now, they can actually visit a model and imagine what their furniture and art would look like in it.

In many ways, the 2,261-square-foot two-storey model, which is aimed at families, optimizes space because it's built into a hill. That means the garage is flush with what amounts to the basement floor, the same floor you access the house from. Known as a reverse walkout, this floor also has a full bathroom and a bedroom that would be perfect for a teenager who wants some space, a nanny or as a guest suite.

The main living space of the home is on the next level. Walk up the stairs to the main level and straight ahead is a large laundry room with a deep washing sink. While it may not be the first thing you



The master ensuite has a separate shower and Roman tub.

want in your grand entrance, it's big enough to double as a backup pantry for the nearby kitchen, which is something most Costco-shopping families will appreciate. The front of the home features a combined formal living room and dining room with plenty of large windows and walk-out doors to a long, skinny balcony overlooking the front yard. In the model, there are two chairs, sitting side-by-side on one end, as if to beg a couple to bring out an evening cocktail. On the other end, there's a lounge chair for catching a few early-fall rays.

A hallway, with powder room to one side, leads to the kitchen, breakfast nook and family room. An efficient use of space, it's open enough for parents to prepare dinner

while children do homework or play in the family room. The model has a nifty fireplace set high into the wall of the family room, almost hung like a piece of art.

The breakfast nook includes doors to the backyard.

Again, because of the large windows, parents could be cooking while keeping an eye on children playing outside. The kitchen in the model features a unique countertop made of polished concrete with inlaid glass. Standard countertops for Phoenix Homes are granite — a trade-off for the lack of hardwood flooring as a standard option. Carpeting, instead, is the standard, with hardwood as an upgrade, as in the model. (Sales agent Susan Hamilton likes to tell her customers that the

owner of Phoenix owns a granite quarry, not a forest.)

Upstairs, there are three smaller bedrooms — with ample closet space — and the master suite. The three children's rooms share the main bathroom while the master ensuite has a separate shower and Roman tub. Don't be fooled into thinking the front child's

room has a princess balcony, as it appears from the outside. It's just an architectural flourish to bring the tall entrance in line with the rest of the stone façade. (Stone is standard with elevation B while elevation A has siding only.)

The community itself is new — to the point where the map on the Phoenix website was

out-of-date a few weeks ago — but there are already a number of families living there. Just down the street from shopping and restaurants at Kanata Centrum and within view of Scotiabank Place, it's a suburban neighbourhood set on a hill, meaning it's possible the new homes will have great sunset views.

### Heritage Hills

**What:** The Columbia, a single-family home with four bedrooms, 3.5 baths  
**Builder:** Phoenix Homes  
**Where:** 207 Huntsville Dr. (sales centre is across the street at 202 Huntsville Dr.) You can access Huntsville from Kanata Avenue, although Google Maps says you can't.  
**Hours:** Monday to Thursday, 1 p.m. to 7 p.m.; weekends, noon to 5 p.m. Closed Fridays and holidays.  
**Prices:** Starting at \$413,000 for the A elevation (2,259 square feet) and \$459,000 for the B elevation (2,261 square feet).  
**Information:** Call 613-435-7062 or visit [phoenixhomes.ca](http://phoenixhomes.ca).