



FRED CHARTRAND PHOTOS

The Bradford is a 2,474-square-foot home by Phoenix Homes. It's located in Bradley Ridge in Navan. This home includes a family room and a livingroom.



# Bravo for Bradford!

Phoenix's new model home in Bradley Ridge offers a great layout and a spacious space

**PATRICIA HITSMAN**  
Ottawa Sun

The Bradford boasts a beautiful layout with a flowing traffic pattern and design elements destined to please.

The Bradford is a newly opened model home by Phoenix Homes located in Bradley Ridge in Navan, on the east side of the city.

This four-bedroom, 2,474-square-foot home deserves applause for its front balcony located over the porch. The balcony calls out to "come and enjoy" this feature while the front porch provides a welcoming feel.

The Bradford is priced at \$441,000 and is showing with about \$60,000 in upgrades.

The kitchen is spacious with plenty of room to work and a large enough breakfast area to start the day off right. Antique white cabinets contrast against black hardware and the black accent has again been picked up in the granite gracing the raised breakfast bar. An alternate colour of granite has been used on the counters to complement the backsplash tiles. Beadboard has been used to face the side of the angled breakfast bar to provide a different element and pull it towards the adjoining family room.

Brazilian Sucupira exotic hardwood adorns the floor in the family room, livingroom and dining room.

A two-sided fireplace heats up both the family room and the dining room. And Phoenix has given the fireplace a different look in each of these two rooms.

In the family room, the finish and surround around the fireplace itself is very contemporary. There is no mantel and instead designers opted for a strip of ceramic border tiles half way up the wall.

On the flip side of the fireplace, a more traditional look has been used in the dining room. A dark brown wood and ceramic tile make up the fireplace surround complete with mantel in the dining room.

An art niche with glass shelves also sits above the dining room fireplace providing an elegant accent in this more formal space.

The livingroom is open to the dining room and another art niche sits at the entrance to the room setting the tone for this formal space.

A laundry room sits on the second floor of the Bradford. This is a space completely dedicated to cleaning clothes and the laundry tub also has a home here. A linen closet has also been included inside the laundry room.

The master suite is large in all of its components. It's contemporary and superb all rolled into one. The ensuite is loaded with upgrades but the result is fabulous. His and hers vanities situated across

the room from each other means there's no elbowing each other at the sinks. Studio undermount sinks, granite and dark cabinetry make quite the splash. A corner tub sits beneath two corner windows while the corner shower is on the other side of the bathroom. The ensuite is big, beautiful and contemporary!

A very large walk-in closet completes the master suite.

Two of the secondary bedrooms share a Jack-and-Jill bathroom.

The fourth bedroom, showing as a guest bedroom, has a cheater door to the main bathroom. This bedroom also gets the bonus of the balcony.

The Bradford comes with a double-car garage and sits on a 35-foot lot.

There are eight 35-foot lots left in phase one of Bradley Ridge. Phoenix has also just released phase two containing 50-foot lots.

The Bradford can also be built in other Phoenix developments in Barrhaven and Kanata.

The Bradford is located at 864 Percifor Way. Take Navan Road and turn on to Reneaud Road and then make a right on to Percifor. It's open Monday to Thursday from 1-7 p.m. and weekends from 12-5 p.m. For more information call 613-424-7900 or visit [www.phoenixhomes.ca](http://www.phoenixhomes.ca).

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