



FRED CHARTRAND PHOTOS

The second floor of the Birch features an open-concept livingroom, dining room and kitchen. This floor also houses a powder room and laundry area for a stackable washer and dryer.

Birch makes great starter home

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If you're looking to branch out into your first home, the Birch makes a great starter abode.

The Birch model, on display in Strandherd Meadows in Barrhaven, is a 1,313-square-foot, three-storey townhome. It's built by Phoenix Homes and has a starting price of \$234,900. The model is showing with about \$45,000 in upgrades of which most is consumed by hardwood flooring, ceramic tile, granite counters and selected cabinetry. Phoenix has six townhome designs in this price range available from \$232,900-243,900 and spanning 1,313-1,401 square feet. They have 57 units left to sell in Strandherd Meadows.

On the ground floor of the Birch Phoenix has run chocolate brown ceramic tile on a diagonal all the way from the front door straight back through the hall to the family room at the rear of the home. The hall is also where you'll find the garage entrance and there's a patio door in the family room.

One level up is the main living space with the kitchen, dining room and livingroom all in one open concept. Rounding the top of the stairs brings you into a very bright space and on a cold winter's day, this floor is sunny and cozy. Because this is the "A" elevation of this design, the kitchen is at the front of the home. The "B" elevation flips it to the rear.

The kitchen is modern with a combination of antique white and chocolate pear tree coloured cabinets. Cashmere white granite draws the two colours of cabinetry together with its creamy background and darker flecks of beiges and browns.

The standard Birch design just comes with a peninsula counter, but this has been upgraded in the model to showcase a raised bar topping display cabinetry with glass doors.

There is also a powder room and closet for stackable washer and dryer on this floor.

The third floor houses three bedrooms. None of the rooms are huge but the master does include a walk-in closet and



an ensuite. Standard in the ensuite is a 3'x4' shower stall.

The Birch comes with an unfinished basement and a single-car garage.

The remaining townhome units are all set on private streets so there is a \$37

monthly common element fee. Occupancy ranges from April to September. This pocket of townhomes is surrounded by single-family homes. Strandherd Meadows is conveniently located close to Barrhaven's many ameni-



The Birch is a three-storey townhome with single-car garage. The family room (left) is on the ground floor.

ties and it's only a short hop to access Hwy. 416.

The Birch model is open weekends from 12-5 p.m. or weekdays by appointment. It's located at 207 Kennevale Dr. off of Strandherd Drive. You can also visit

Phoenix's Strandherd Meadows sales centre at 425 Amar Lane which is open during the week. For more information call 613-823-9266 or visit www.phoenixhomes.ca.

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