

NEW HOMES

ON SHOW

Heritage Hills a kinder, gentler community

Phoenix's Dorval built for comfort, eye appeal

BY KAREN TURNER

As you drive into Heritage Hills in Kanata Lakes, you're transported back in time to when homes with friendly front porches, fancy trim and keystones over windows lined neighbourhood streets.

Phoenix Homes and Coscan Brookfield Homes have looked to the past to recreate the charm and character of a village streetscape with a unique collection of Victorian-inspired single and townhome designs.

Set on rugged topography bursting with granite boulders and bordered by mature trees, the west-end development is not only picturesque, but an ideal setting for family living.

Recreation and shopping abound with the nearby 18-hole Kanata Golf and Country club, nature trails, open green space and a bustling mall of restaurants and stores just a short scoot from the Queensway.

We visited Coscan Brookfield's new models at the end of June. Today, we return to Kanata Lakes for a peek inside the spectacular singles recently opened by Phoenix Homes.

Of the two builders, Phoenix caters more to the first-time buyers' Phon market with five single designs priced from \$146,900. Available with three or four bedrooms, homes range in size from 1,090 to 2,153 square feet and include eat-in kitchens, formal living areas and sunken front foyers.

Curved staircases, second-floor balconies, coffered ceilings and covered back decks are among the many standard features. To boost the homes'

curb appeal, exteriors are dressed up with window shutters, fish scales, brick quoining and front doors trimmed with sidelites and transoms.

The Dorval is the smaller of the two on-site models. A delightfully breezy design, it offers 1,675 to 1,775 square feet of open living space with the option of three or four bedrooms. Priced between \$179,900 and \$185,900, the comfortable layout features several large windows to allow plenty of natural light in.

From the sunken entry, you can see clear to the back of the house where a "country great room" combines an efficient kitchen with a lofty family room. A gas fireplace bordered by windows is centered along the back wall with a french door leading out to a covered back deck.

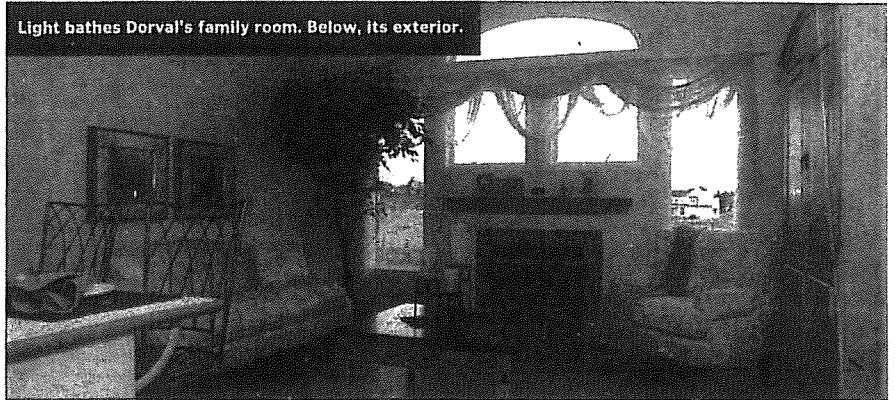
Ideal for casual entertaining, the kitchen features a breakfast bar, corner double sink and triple pantry for optimum storage. For more formal occasions, there's a separate dining room with coffered ceilings and decorative columns and a sun-drenched living room.

Upstairs, a master bedroom with a corner walk-in closet and a cosy ensuite with soaker tub and standup shower hugs the back of the house. There are two more generous bedrooms (a fourth bedroom is optional) on this floor, as well as a laundry room with overhead cabinets and access to a covered balcony.

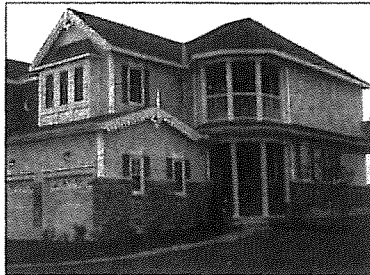
Next door, the Griffen sparkles with class and comfort to include a spacious kitchen with sunny breakfast nook, main-floor family room and laundry and an all-dressed master bedroom. The 2,153-square foot home sells for \$209,900.

The sales office is open Monday to Thursday from 1-8 p.m., Friday from noon-6 p.m. and weekends from 11 a.m.-5 p.m. Call 591-2000.

Light bathes Dorval's family room. Below, its exterior.

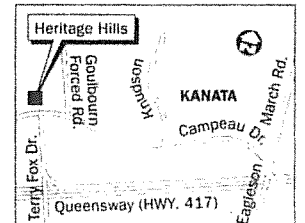


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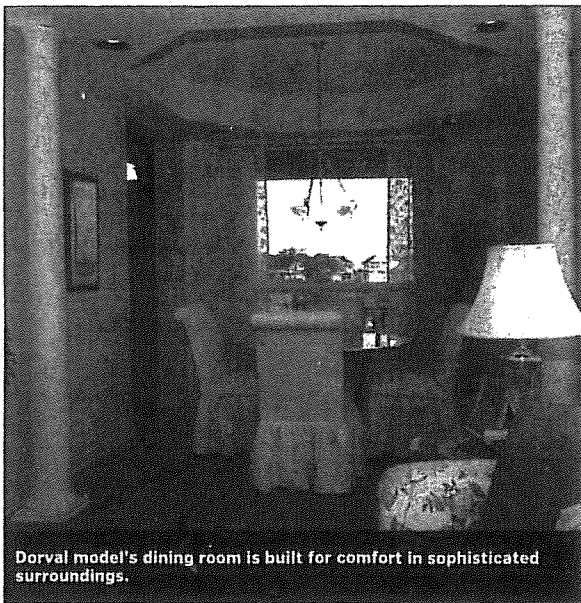


The Dorval

Builder: Phoenix Homes
Location: Heritage Hills, Kanata Lakes
Type: Victorian-inspired singles
Size: 1,675 to 1,775 square feet
Cost: \$179,900 to \$185,900



THE OTTAWA CITIZEN



Dorval model's dining room is built for comfort in sophisticated surroundings.