

217 Cabrelle Place

Design

Wide open concept layout

Smooth finish ceilings with tray ceiling details

Intimate sitting areas

Warm oak site finished hardwood with natural finish, throughout most of the main & second floor

5 1/2" baseboard trim and substantial casings throughout

9' & 10' ceilings

Satin nickel finish door handles

Low VOC paint

Exterior

Mid Century Modern facade with a refined mix of stone and brick

Expansive, tiered concrete front walkway

Perennial garden beds topped with river rock

Welcoming covered front porch / portico with beautifully finished cedar ceiling

Pot light accent lighting

Family entrance to the mud room with covered porch and cedar ceiling

Two crab apple trees in the front yard

Foyer and Upper Hall

Oversized front door with dual sidelights and transom window

Two storey ceiling

12"x24" tile flooring

Pot lighting

Exquisite brass / crystal light fixture

Fresh, neutral color palette

Double closets in main hall

Hardwood stairs with metal spindles to second level and professionally finished lower level

Den / Office

Edgy and bold

Frosted tempered glass double doors

Gorgeous metal geometric light fixture

Tray ceiling and classic wall moulding detail

Custom maple cabinetry with horizontal grain detail

Awning style upper cabinetry and keyboard sliding drawer

Bank of drawers, deep filing drawers

Open shelving and built-in desk

Custom ripple fold window treatment

Custom fitted roller blind

Great Room

Contemporary styled raised gas fireplace
Stunning accent wall with custom built shelving
Wall mount television, slim design
Integrated speaker system with wall mount audio control system
Pot lighting
Immediate access to the deck and rear yard
Custom ripple fold window treatment mounted to the ceiling
Wall of windows topped with transoms

Kitchen Finishes

Caesarstone counter tops w/large center island with waterfall sides
Jennair fridge / freezer combination with interior icemaker and water dispenser
Jennair combo wall oven
Jennair 36" Euro chimney style hoodfan
Thermador 36" gas cooktop with wall mount pot filler
Meile dishwasher w/stainless interior and integrated cabinet front panel
Cherry cabinetry with horizontal grain detail
Awning style upper cabinetry with 4 acid etched glass doors
5 sets of pots and pans drawers
Easy close doors and drawers
2"x1" white glass wall tile backsplash extends to the cabinetry and to ceiling
Flip front drawer at sink
Valence lighting
Cabinets fully extend to ceiling height
Soft close drawers and doors
Double undermount sink with reverse osmosis water filtration system
Gooseneck faucet with retractable spray
Separate bar sink
Flush breakfast bar with seating for two
Lazy Susan located to the right of the double sink
Garbage container affixed to cabinet door at kitchen sink
Lower cabinetry spice rack located to the left of the gas cooktop
Cutlery drawer and utility drawer inserts
Wall pantry to the left of the fridge and to the right of the wall ovens
Deep drawers and open shelving located on the back of the peninsula
Kitchen desk with upper cabinetry
Custom fitted buffet for additional storage
Wall mount television, slim design
Central vac kick plate located on the island
Electrical outlet on island
Pot lighting
Integrated speaker system

Living Room

Sleek double tempered glass doors
Raised wall mounted gas fireplace
Dual transom windows flank the fireplace
Window views to side and rear yards
Integrated speaker system
Extensive pot lighting
Hardwood flooring

Dining Room

Sized for entertaining
Classic light fixture
Floor to ceiling windows overlook the rear yard and pool
Hardwood flooring
Integrated speaker system
Modern wall mounted sideboard
Custom ripple fold window treatment mounted to the ceiling

Powder Room

Discreetly located off the main hall
24"x12" tile flooring
Quartz countertop with undermount sink
Hotel inspired mirror extends to the ceiling
Gorgeous light fixture
Cabinetry storage
Custom fitted blinds

Mud Room

Custom millwork with rich maple horizontal grain detail
Open shelving, upper cabinetry storage, bench seating & coat hooks
24"x12" tile flooring

2nd Level Laundry Room

36" upper cabinetry
LG Galaxy Front loading washer
LG Steam Front loading steam dryer - sensor dry with custom programming
17.5"x17.5" square tile flooring

Master Bedroom

Tray ceiling detail
Hardwood flooring
Massive windows overlook the rear yard
Corner wrap around window allows wonderful flow of natural light
Blinds and ceiling mount ripple fold window treatments are included
Walk-in closet w/custom millwork, cherry cabinetry w/horizontal grain detail

Deep and shallow drawer systems
Wall cabinetry, open shelving and multi height hanging systems

Master Ensuite

Rich cherry cabinetry w/horizontal design detail w/dual deep banks of drawers
Quartz counter w/his & hers undermount sinks
Make-up centre
Custom seamless glass shower w/dual swing glass door
Rain shower head and hand held shower nozzle
24"x24" flooring and shower wall tile
2"x2" shower base tile
Deep freestanding soaker tub
Water closet in separate sitting area
Double linen closet storage

Bedrooms

Bedrooms 2 & 3 offer large double closets w/two corner windows overlooking the yard
Bedroom 4 offers a deep double closet w/two corner windows overlooking the front yard
All custom light blocking draperies and blinds are included
Hardwood flooring

Ensuite Bathroom for Bedroom #4

Maple cabinetry w/horizontal grain detail
17.5"x17.5" square tile flooring
2"x2" tile shower base
Classic white tile shower surround

Jack and Jill Bathroom

Bedrooms 2 & 3 share the Jack and Jill bath, with hallway / loft access as well
Maple cabinetry w/horizontal grain detail
17.5"x17.5" square tile flooring
Caesarstone counter w/undermount sinks
Bank of deep drawers & lots of under cabinet storage
Tub and shower combination w/classic white tile surround

Upper Loft / Sitting Area

There's plenty of room for a chaise lounge, a couple bucket chairs or a homework desk area
Light, bright open space

Lower Level Rec room

9' ceilings in many areas

Ceiling mount projector, surround sound and wall screen

Gas fireplace with deep built in mantel

Warm carpet

Custom fitted, built in Control System

Orbital Home Integration System

Projector and screen

Network 8 zone amplifier

Altona component video splitter

Impact Accoustics 6x2 component video switch

Impact Accoustics 5x3 component video switch

Multi port plates which provide cable, data, video/cat5e & C4 data outlets

Kitchen to basement also provides dual RCA wall plates, 2RG6 coax runs for phone, data and audio from computer into main system and audio from iPod dock into main system

Bathroom

Maple cabinetry w/horizontal grain detail

Tile flooring 12"x 24"

Stone counter with undermount sink

Drawer and open shelving detail

Bar

Custom cabinetry & lots of upper and lower storage

Caesarstone counter with stainless undermount bar sink

Wall mount television, slim design

Danby 4.3 cubic foot bar fridge

Gym

Double doors with tempered frosted glass inserts

3 full height wall mounted mirror panels

Tray ceiling

Integrated speaker system

Wall mount television, slim design

Large window

Extra large walk-in closet

Exterior Rear Yard

Rear yard deck Brazilian hardwood with full glass railing

Rear yard natural gas BBQ hook-up

Spectacular inground salt water pool designed and built by Prestige

Approx 7.5 feet deep in the deep end

Flagstone patio, capping and platform with triple waterfall feature

Deep natural toned liner with extra wide gray tone steps

Solar blankets are custom fitted into flush mounted storage bins along the north edge of the pool

Intimate sitting areas

Naturally aged cedar pergola and privacy screen

Mature perennial gardens with river rock

Privacy screen at pool equipment area

Garage

Oversize 3 car garage with 3 automatic garage door openers

Overhead door to rear yard

Man door to rear yard

Central vac cannister located in the garage

Commercial grade eavestrough with T-Rex installation

Sprinkler system controls located behind privacy fence along garage wall

Clear Stream septic system access equipment located behind privacy fence along garage wall

GENERAL NOTABLE INFORMATION:

Integrated speaker system

Located in living room, dining room, family room, kitchen, (2) outdoors to rear yard, lower level, recreation room, gym

Heating, Ventilating & Water Systems

Gas forced air

Central air conditioning

Air exchanger HRV Constructo 2.0

Reverse osmosis water system (which removes sodium from drinking water)

Wall mount Honeywell humidifier system

Water softener system which treats hardness

Ultra violet light water purification system

Laundry tub

Sewage pump for basement bathroom and wet bar

Foundation drainage connected to municipal storm sewer complete with backwater valve (Therefore no need for a sump pump!)

Parks / Playgrounds

There is a park planned for McManus street backing onto the creek.

Playground right off Bankfield in the Lockmaster subdivision.

There's one that's amazing in the Minto Mohogany community and there's also a park at the Manotick Arena that you could bike to by accessing the walking bridge / path through Manotick Estates.

Featured in Style At Home Magazine

“Neutral colors, edgy glamour and sleek silhouettes embody the feel of this stunning home. The oak hardwood is site finished oak and walls painted in a warm white.

Custom moulding in the front office adds character and the geometric pendant light creates a dramatic setting. With a den-like vibe, the rich black walls also camouflage the built-in office cabinetry.

The kitchen is open to the family room with a bar area, complete with stools and storage between the two spaces to better integrate them.

The kitchen features sleek flat panelled cherry cabinetry stained a slate color with ceasarstone countertops.

Walls of ceiling mounted sheer draperies are used throughout and also lend softness to living spaces.

The dining room offers a vintage feel, with a wall mounted sideboard, and walls of windows overlooking the exquisite inground pool and rear yard. Let the entertaining begin.

The high-contrast, black, cream and white palette is both dramatic in the family room where a black painted wall camouflages the TV.

This is a home that fits - a perfect mix of modern and traditional.”