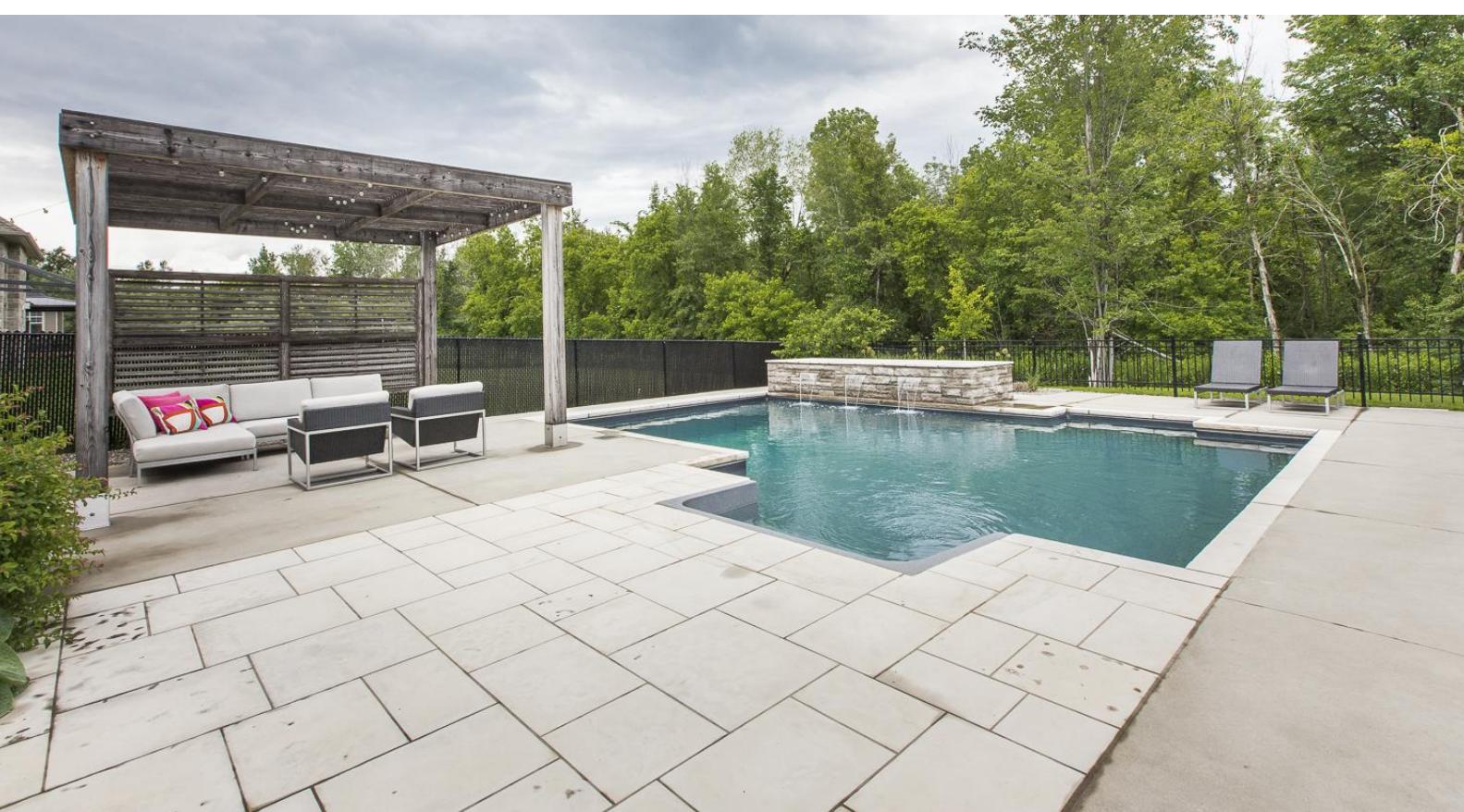




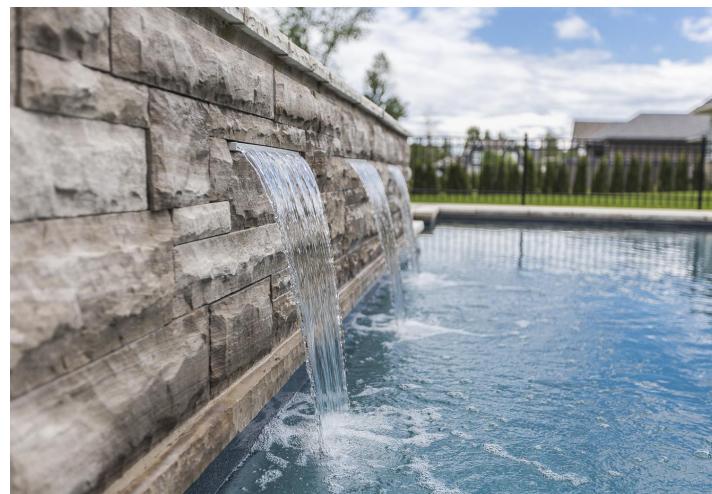
217 Cabrelle Place, Maple Creek Estates

Welcome to Maple Creek Estates and Manotick, an exclusive enclave and a wonderful community full of history, where you'll find peace, tranquility and fine country living. Also enjoy Manotick's quaint shops, spa's, boutiques, restaurants, & a variety of local businesses. If you're a boater, there are four local marinas with approx 25 miles of lock-free boating along the Rideau River waterway. Golfers have numerous golf courses from which to choose. The Village itself offers schools, churches, a recreational facility with a hockey rink, a curling club, tennis courts, an outdoor pool w/swimming lessons, soccer & baseball fields, a toboggan hill, playgrounds, a skateboard park, extracurricular clubs/activities including music lessons, dance & indoor sports. For walkers and bikers, use a footbridge shortcut that will take you directly into the Village via Manotick Estates subdivision. For commuters, there is convenient access to the 416 corridor and an easy commute to the airport and downtown core.



The ultimate backyard oasis! The deck is accessed from the main floor family room. Intimate poolside patio sitting area with pergola shade structure. Note both the rear overhead garage door and man door to the garage. Pool equipment located to the right of the man door to the garage, behind the privacy structure.

Enjoy a fully fenced backyard with additional safety that an additional fenced-in pool enclosure provides. It doesn't get any easier than this. Simply unpack, sit back, and relax.



Inclusions: Integrated refrigerator & dishwasher, gas cooktop, built-in oven & microwave, hood fan, washer, dryer, wall mounted televisions, home theater and accessories, bar fridge, freezer, pool equipment, air conditioner, air exchanger, central vac and accessories, drapery and drapery tracks, blinds, garage door openers and remotes, pool equipment.

Exclusions: Light fixture in living room; crystal/brass ceiling mount light fixture off of the front foyer.

www.217cabrelle.com





Custom DesLaurier cabinetry with peninsula breakfast bar seating for two. Sleek glass backsplash. 5 burner commercial style counter top gas stove with wall mount pot filler and chimney style hoodfan. Large center island features a bar sink & waterfall edge detail. Double fridge and dishwasher are integrated into custom cabinetry. Built-in microwave and wall oven. Tons of pots & pans drawers. Slow close hardware on all doors and drawers.



Eating area is complete with a built-in desk and wall mounted TV. Step down to the mudroom which has custom cabinetry and a large walk-in closet. It also has access to the large 3 car garage and separate family entry.

The basement features a home theater room which offers a ceiling mount projector, surround sound and large wall screen. Wet bar is complete with a wall mounted TV, bar sink, bar fridge and cabinetry for storage!



Exquisite, contemporary, open concept 5 bedroom home custom built by respected builder Uniform Homes and featured in Style At Home Magazine! Impressive design and walls of windows make this a bright, sun-filled home. You'll find warm hardwood, beautiful tiled floorings, edgy light fixtures & on-trend ceiling mount window treatments.

Gorgeous main floor den/office with custom cabinetry, open shelving and built-in desk. Private living room with cozy gas fireplace. Entertainment sized dining room overlooks the family room, complete with customized shelving, wall mounted TV and gas fireplace.