

Hemlock

In an estate community nearing completion, where homes are well-built and architecturally inspired, and where amenities range from shopping and restaurants to parks and walking paths, Birchwood Properties offers homes that tie the whole living experience together.

With Craftsman designs and comfortable layouts, each and every two-storey, whether it's a Character home with front porch or an Estate home with an attached garage, offers a slice of upscale living to its residents — and the Hemlock, with its 2,278-sq.-ft. living space, showcases just what purchasers can expect.

"It's open-concept throughout the main floor, and it's striking from the front door onwards," says marketing manager Adele Kerr.

"You immediately notice the grand, two-storey foyer with plenty of windows above, there is a maple and wrought iron railing leading upstairs, and the whole home is bright and spacious due to the nine-foot ceilings on the main floor, the openness of the floor plan and the numerous windows throughout."

Indeed, from the moment one turns the corner from the foyer, passing the spacious den, the mud room, the walkthrough pantry and the half bath, one is greeted by open, sunny spaces, all outfitted with the latest in home décor.

Sleek hardwood flooring in shades of honey and walnut complement the soft taupe walls, the mocha-hued, Shaker-style cabinetry and the creamy-white Craftsman style accents.

French doors are a stylish way to maintain privacy in the main-floor den, while an arched wall cutout in the home's formal dining room provides sightlines through the sunny great room, out the oversized windows at the back of the home, and into the spacious backyard.

And in the kitchen, stainless steel appliances, stick-mosaic tiles in greys and browns and a lengthy, angular island with cream-coloured countertops seamlessly meld function and form.

"The kitchen features cappuccino maple cabinets with

stainless steel pulls and an Italian glass backsplash, along with quartz countertops and a raised eating bar," Kerr says.

"Nearby, the great room is open to the kitchen and the dining nook, and it features a gas fireplace that's detailed with tiles and is surrounded by windows — people like the feeling of openness as well as the many separate, functional areas."

Upstairs, function is not forgotten — three bedrooms, a bonus room, a three-piece full bath and a spacious laundry room await.

"The bonus room is centrally located and can be used as another TV or entertainment area, cosy sitting room or kids play area," Kerr says.

"And the grand master bedroom is accessed by double doors and has a separate sitting area, plenty of windows and a five-piece ensuite with a soaker tub, oversized shower, private water closet, spacious double vanity and a large walk in closet."

In short, she says, this is a home that's as elegant as it is family-friendly, with the latest in design and décor complementing the home's well-appointed living spaces.

"This home is perfect for today's growing family with its open concept design and all of its functional spaces."

Birchwood

LOCATION: 59 Royal Birch Park
PRICE: Estate homes from \$440,000s;
Character Homes from \$350,000s, Hemlock
Price is from \$519,900 incl. lot & GST
HOURS: Monday to Thursday, 2 to 8 p.m.,
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