



CHRISTINE HAUSCHILD

REAL ESTATE TEAM



348 Cloyne Crescent

Quinn's Pointe, Barrhaven

Spectacular, brand-new 2022 Minto designed 'Quinton' with guest suite located in the family friendly new neighbourhood of Quinn's Pointe in South Barrhaven and boasts a large premium pie shape lot perfect for future options. With almost 88' across the back, this pool-sized lot backs onto other 'pie shaped lot' homes behind providing ample distance from house to house allowing tons of natural light and a feeling of space. Perfect for your family to play and enjoy.

This home has been designed at over 3400 sq. ft as per builder plans and includes 6 Bedrooms, 5 Bathrooms, and has been incredibly upgraded at every turn. With an amazingly popular design this show stopper of a home is the same design of the current Minto CHEO dream home that currently is in Kanata! No need to wait however, you can make THIS dream home YOUR reality!



6 Bed



5 Bath



2 Level



2 Garage + Surface



Near Parks, Transit

E. & O.E. The information in this document is believed to be accurate, but is not warranted.



Contact me for more information:
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Christine@christinehauschild.com
613-799-5570
www.christinehauschild.com



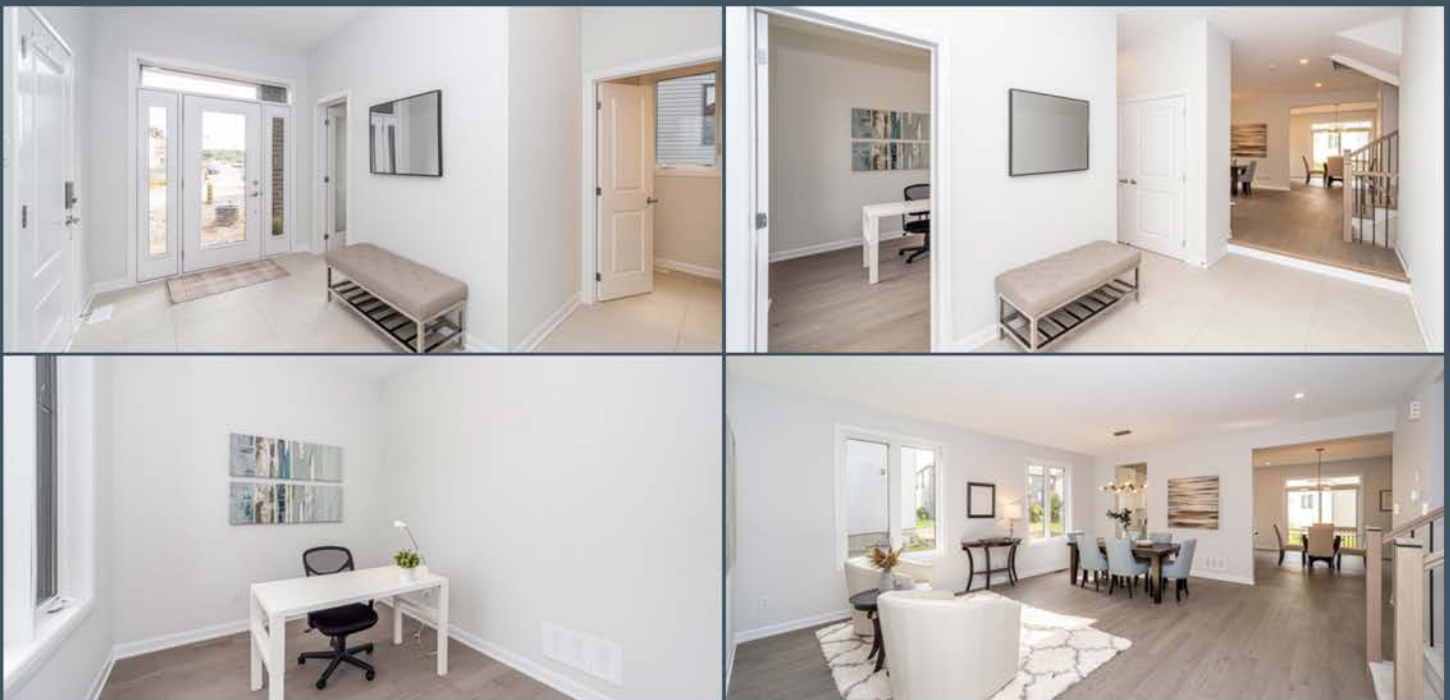
Fabulous layout with spectacular windows throughout offers main floor Den, large principal rooms including the light and airy Living room and Dining room and a special open concept back of the house with a Kitchen and Family room that is sure to be the family's favourite gathering spot.

Enjoy the 9' ceilings on both levels and the upgraded flat ceilings that are illuminated by many LED pot lights which accentuate the upgraded hardwood flooring. Please also note all the upgraded closet doors throughout the home which provide a wonderful custom look. Additionally enjoy the beautiful 24 x 24 tiling, stunning crisp white Kitchen with elegant Quartz counters, upgraded cabinetry with 42" uppers and sleek stainless steel appliances. The family room focal point has got to be the very special fireplace that showcases gorgeous natural stone. This is surely the coziest room in the house! The main floor suite is privately located and offers a Bedroom area with desk/sitting area, a full bathroom and closet. This is absolutely perfect for an inlaw suite or guest area. This would also work as a 2nd 'work from home' space.

The second floor with its 9' ceilings offers generous room sizes at every turn. The well-appointed primary bedroom includes a huge living space, a large walk in closet and a dazzling 5 piece ensuite with quartz counters, double sinks, stand-alone soaker tub, & oversized custom walk-in shower with very special tiling. Two other bedrooms on this floor share a large 'jack and jill' bathroom and two other bedrooms benefit from an oversized main bathroom. The laundry room can also be found on this level which is perfect for easy clean up! The finishes in all these rooms are upgraded and so contemporary!

The unfinished lower level includes a 3 piece rough in for future bathroom, large windows and plenty of space for future finishing or storage.

This home, in this location is an absolute treasure and a one that will provide years of enjoyment for you and your family.



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Inclusions

Fridge, stove, dishwasher, washer, dryer, air conditioner, furnace, HRV, thermostat, humidifier

Exclusions

NIL

Year Built

2022

Closing Date

To Be Arranged

Property Tax

Not available as
property not assessed

Rental Items

Hot Water Tank:
~\$50.00/month

Upgrades

- Smooth Ceiling on main & 2nd levels
- 9' ceilings on 2nd level (main level ceilings are also 9 ft)
- Kitchen upper Cabinet to 42" Height, added side board for the fridge
- Kitchen backsplash with Brick pattern
- Kitchen hardwood flooring
- Quartz kitchen countertops
- Quartz bathroom countertops
- All house windows framed in black
- Natural stone fireplace surround
- Oak railings & black metal spindles
- Main level hardwood flooring to level 6 Mirage 5x3/4 imagine red Oak Tru-Driftwood
- All the closet doors to upgraded double swing doors
- 24"x24" ceramic tiling
- Bathroom wall tile
- All cabinet hardware
- LED pot lights throughout
- Basement rough-in for future 3-piece bathroom
- HRV and Humidifier, A/C

Main Level

Foyer: 14'02" x 7'04"
Powder Room: 5'04" x 5'
Living/Dining Room: 18'09" x 17'09"
Kitchen: 16'02" x 11'10"
Eating Area: 16'02" x 7'11"
Office/Den: 9'11" x 8'09"
Guest Suite: 16'02" x 8'11"
3 Piece Ensuite: 8'02" x 4'10"
Family Room: 18'01" x 16'02"

2nd Level

Primary Bedroom: 21' x 12'11"
Walk-In Closet: 10'11" x 7'04"
5 Piece Ensuite: 14'05" x 10'08"
Bedroom: 18'10" x 10'07"
Bedroom: 15'04" x 11'09"
Jack & Jill Bathroom: 14'08" x 5'07"
Bedroom: 15'02" x 10'07"
Main Bathroom: 10'10" x 8'02"
Bedroom: 16'02" x 8'11"
Laundry Room: 8'02" x 7'01"

Lower Level

Utility Area: 34'08" x 24'06"
Storage Area: 25' x 16'07"

Garage: 17'05" W x 19'09" D



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Virtually staged

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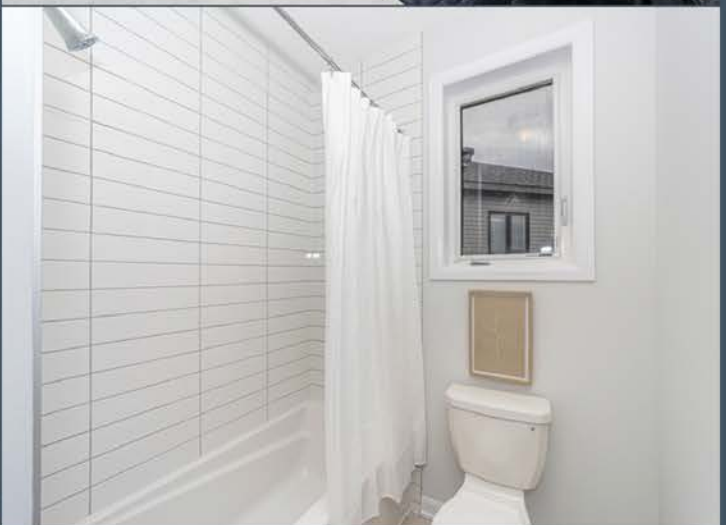


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Measurements as per GeoWarehouse

111.53 ft x 9.55 ft x 9.55 ft x 17.74 ft x 91.79 ft x 87.85 ft



Image virtually rendered to include grass & home on site plan for visual representation only.
Builder schedule for grass installation is to be determined.

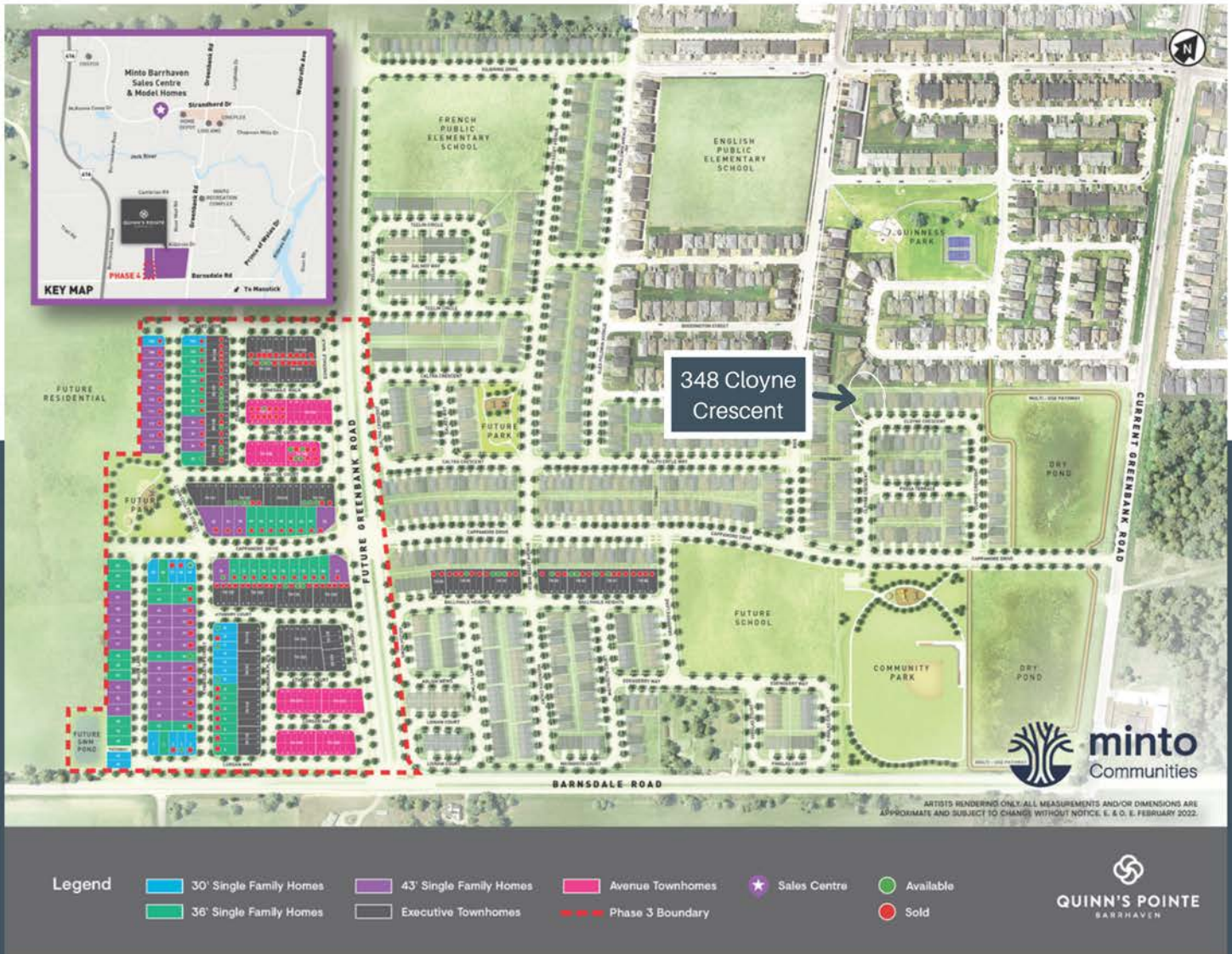
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Minto Concept Site Plan



No warranties or representation. Please note this image is to simply provide location of subject property in subdivision. All other representation of lots, parks, and schools are subject to change. E. & O.E.

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