



52'
Single Family Homes



Mahogany, Manotick

Where unique home designs and beautiful streetscapes are woven around tranquil creeks, ponds, and parkland.

Grass brushes your ankles,
a light breeze gently lifts your
hair, the familiar earthy scent
of nature surrounds you,
and you're home.



traditions

Family friendly streets are lined with architecturally inspired homes and stone finishes — an ode to Manotick's enduring mill history.



live better

At Minto's Mahogany, we are committed to your health, happiness and wellbeing. From sustainable and innovative design that considers the quality of your sleep, the air you breathe, and the water you drink to open spaces that encourage personal connections with family. We have explored the impact of a community designed around nature for an active healthy lifestyle. Everything you need to live your best life is in Mahogany.

Find a neighbour in nature

Mahogany is a Minto community like no other. Beautiful neighbourhoods are built around lovingly preserved green spaces, natural creeks, and ponds. Wind through a 50 acre woodlot along tree-lined trails perfect for a morning jog or an evening stroll with the dog.

Plus, with the addition of an English Public Elementary School in the centre of the community, you have peace of mind knowing your children can take the 5-minute walk to school along quiet streets.



It's in the details

We use the latest high-performance windows to regulate your home's temperature. And they're bigger too, so every room is filled with bright, natural sunlight.

It's yours to design

Choose from the latest trends in interior features and finishes with help from our expert Design Centre. Your picture perfect home exists — it's here in Manotick.



The charm of Manotick, the design of Mahogany

Inspired by the timeless charm of the village of Manotick, each home has a stylish and contemporary exterior perfectly suited to the picturesque village character. Contemporary interiors shine with open-concept floorplans that create a flow throughout the house and large windows that fill every room with bright natural light.

- | Open-concept floorplans move you freely from room to room
- | Home designs unique to Mahogany
- | Built on large lots
- | Contemporary style and elegance



Escape the city

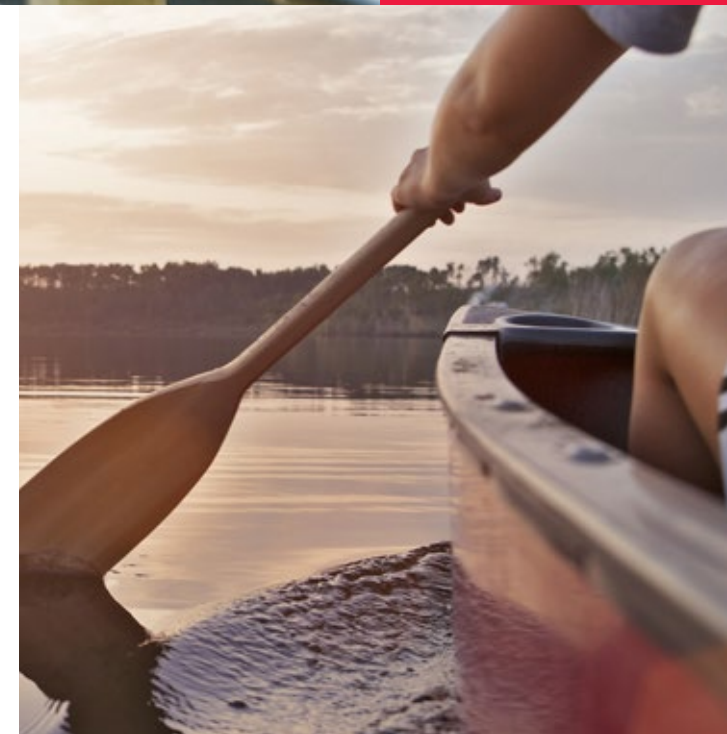
Let the quaint and vibrant charm of Manotick embrace you. Everything you need is a stroll away down Manotick Walk. Along the shores of the Rideau River, boats line the docks of Mahogany Harbour and families enjoy sunny days by the water before exploring bustling Manotick Main Street.



cuisine

culture

Shop local and eat at independently owned restaurants and cafes. Butchers, bakers, florists, boutiques, markets and grocers, salons and spas all add to Manotick's unique village lifestyle.





52' Collection

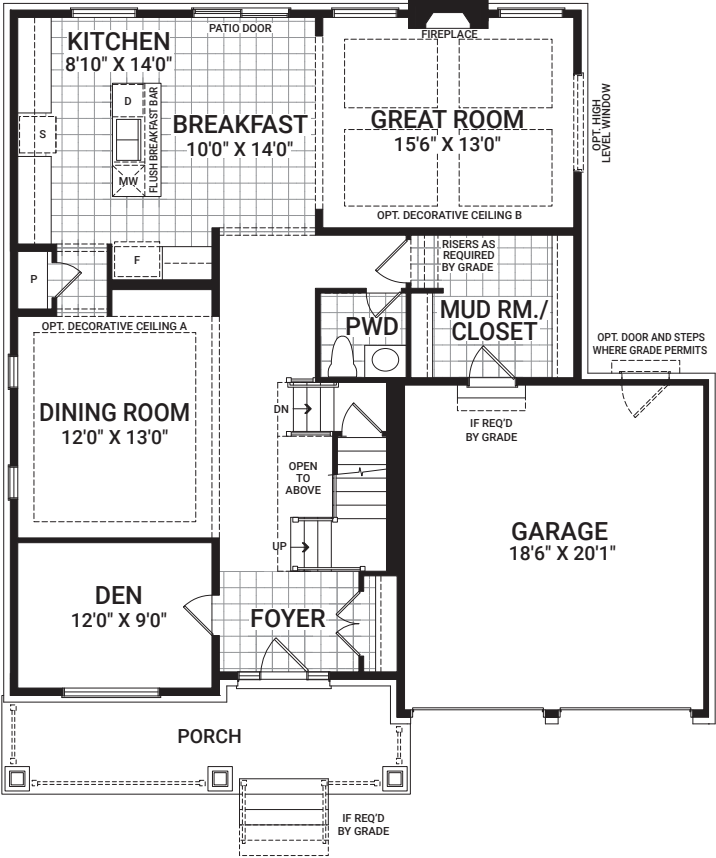
Home designs that are unique with bold exteriors reflective of the historic Manotick charm and contemporary, open concept floorplans with large windows to fill each room with natural light.



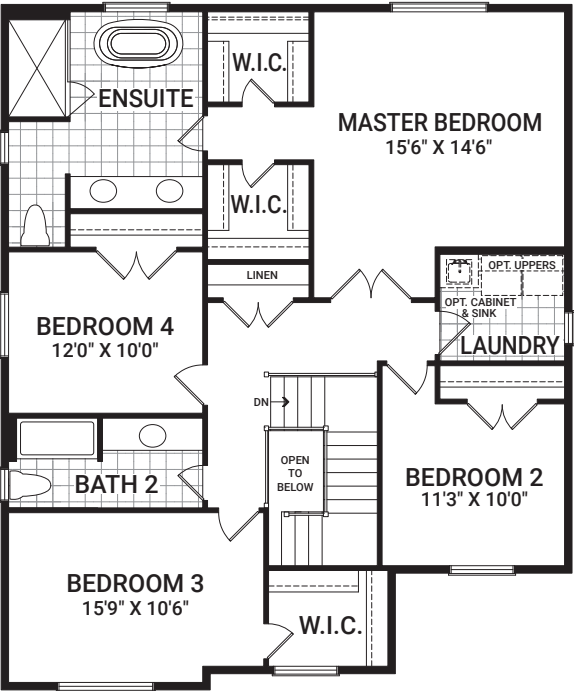


Floorplan – Elevation A

MAIN FLOOR

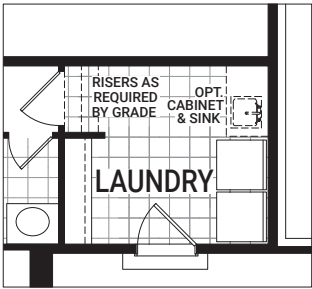


SECOND FLOOR

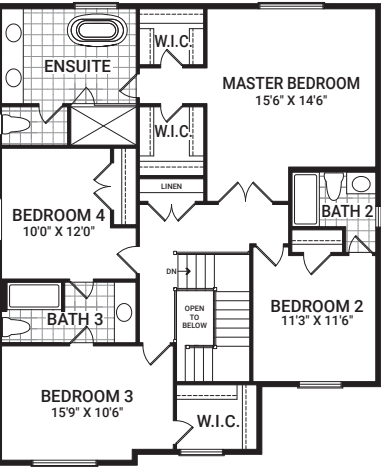


Flex Plans

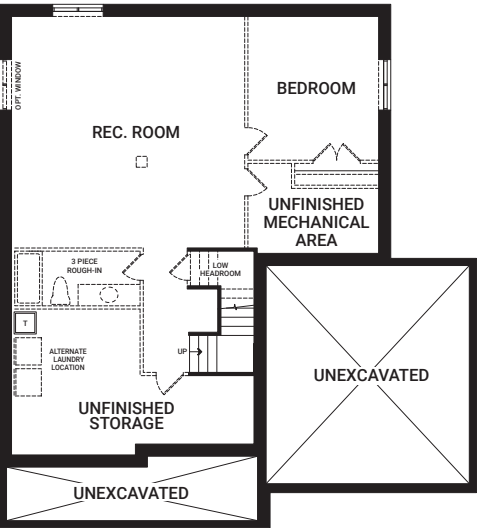
OPTIONAL LAUNDRY LAYOUT A



OPTIONAL SECOND FLOOR LAYOUT A INCLUDES 3 BATHROOMS W/LAUNDRY ON MAIN FLOOR



OPTIONAL FINISHED BASEMENT REC. ROOM W/BEDROOM



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*Ask our Sales Agents about other options for this home.

C

2,968 sq. ft.

A

2,957 sq. ft.

A two-story house with a dark grey shingled roof and a prominent front-facing gable. The exterior features a combination of light-colored brick and dark stone veneer. The front entrance is centered, flanked by two large windows with dark frames. To the right of the entrance is a two-car garage with light-colored paneled doors. The house is surrounded by a green lawn and some landscaping. A red banner with the letter 'B' is in the bottom left corner, and the text '2,967 sq. ft.' is in the bottom right corner.

FIRST FLOOR

GREAT ROOM
17'0" X 14'6"
OPT. DECORATIVE CEILING A
FIREPLACE

LIVING ROOM
14'0" X 11'0"

FOYER

PORCH
IF REQ'D BY GRADE

KITCHEN
15'3" X 9'0"
FLUSH BREAKFAST BAR
F S P
PATIO DOOR
OPT. WINDOWS

BREAKFAST
15'0" X 11'6"

DEN / CASUAL LIVING
9'6" X 14'6"
OPT. CABINETS
STEP IF REQ'D BY GRADE

MUD ROOM
(SUNKEN IF REQ'D BY GRADE)
IF REQ'D BY GRADE

W.I.C.

GARAGE
18'6" X 20'0"

DN
UP
RAILING

PWD

[illegible]

The second floor plan includes an ensuite bathroom with a bathtub, toilet, and sink, labeled "ENSUITE". Adjacent to the bathroom is a linen closet labeled "LINEN". A closet labeled "OPT. CLOSET" is also shown. The laundry room, labeled "LAUNDRY", contains a washer and dryer. A large closet labeled "CLOSET" is located at the rear of the floor.

The floor plan shows a rectangular building layout. At the top left is a **FINISHED BASEMENT BEDROOM** measuring 12'4" x 11'4", featuring a fireplace on the left wall and a door leading to a **STORAGE** area. To the right of the bedroom is a **FINISHED REC. ROOM** measuring 28'1" x 20'1" (14'1"). Below the bedroom is a **STORAGE** area with a door labeled "DOWN". To the right of the storage area is an **UNFINISHED AREA** containing an **ALTERNATE LAUNDRY LOCATION** and a **3'X6' BATHROOM**. The bottom left corner is a large **UNEXCAVATED** area. The bottom right corner is a large **UNEXCAVATED** area. The top right corner is an **UNFINISHED MECHANICAL AREA**.

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Elderberry II

3,200 sq. ft.



A

3,200 sq. ft.



B

3,193 sq. ft.

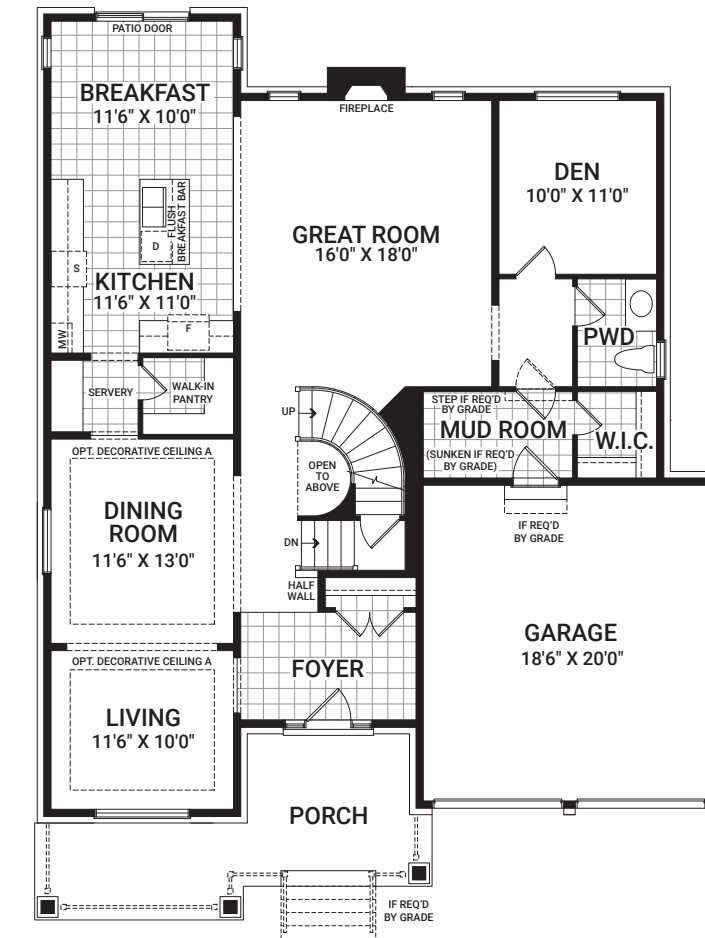


C

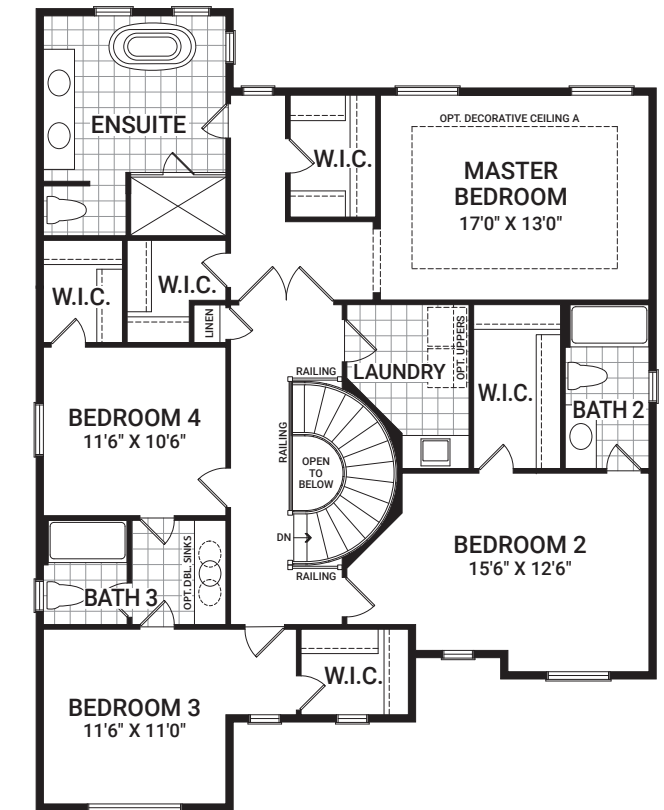
3,218 sq. ft.

Floorplan – Elevation A

MAIN FLOOR

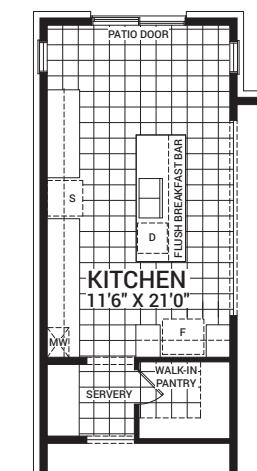


SECOND FLOOR

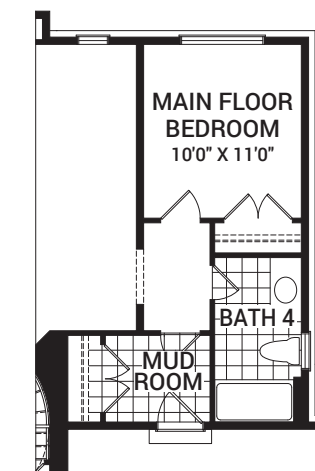


Flex Plans

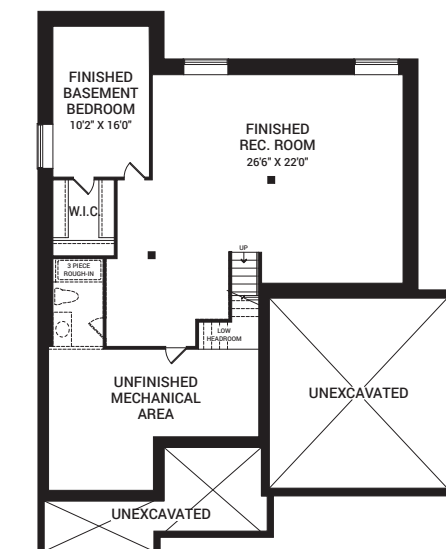
OPTIONAL KITCHEN LAYOUT A



OPTIONAL MAIN FLOOR LAYOUT A



OPTIONAL FINISHED BASEMENT
REC. ROOM W/BEDROOM



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Redwood

3,521 sq. ft.



B

3,551 sq. ft.



A

3,521 sq. ft.

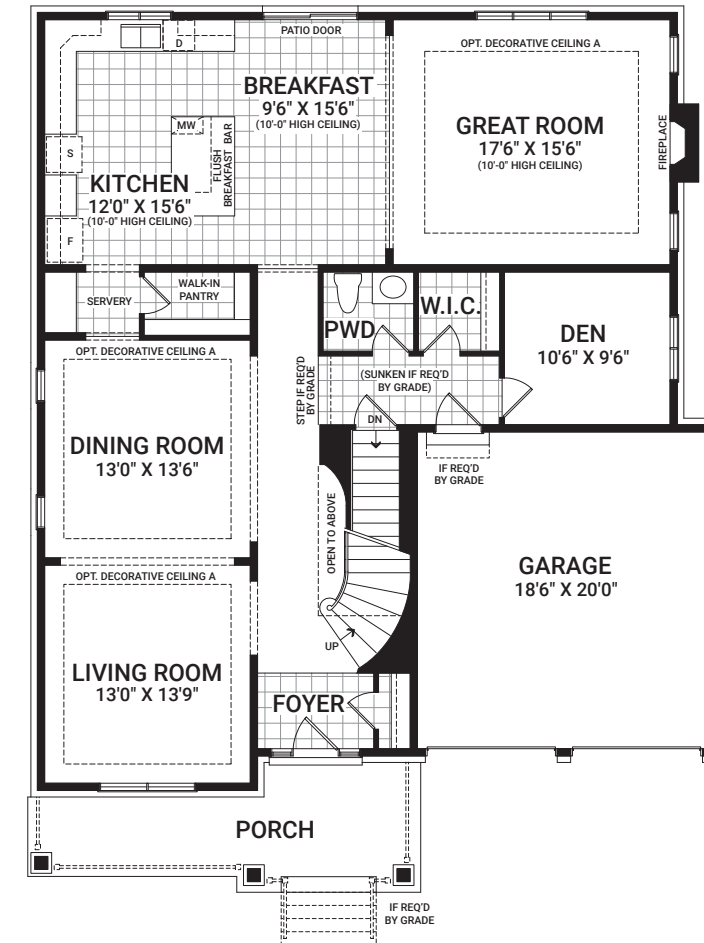


C

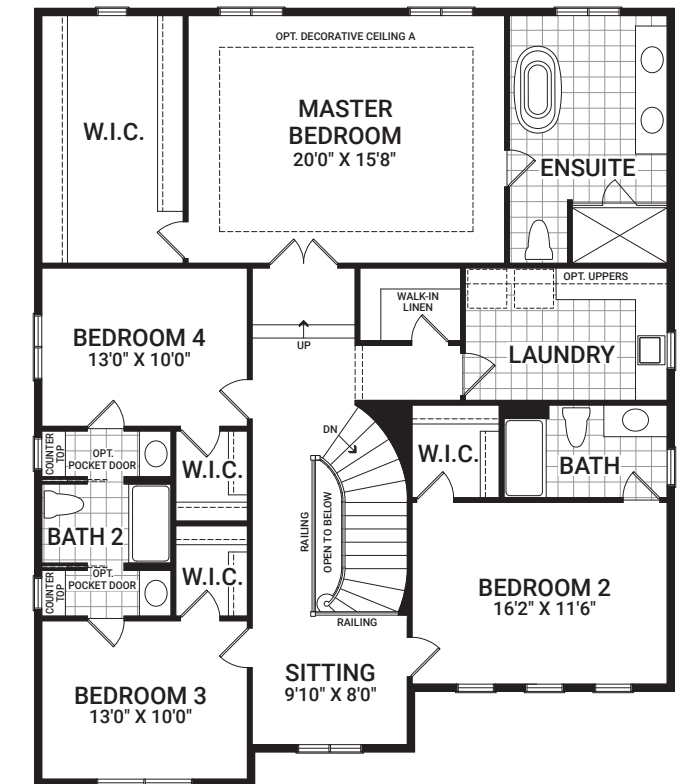
3,540 sq. ft.

Floorplan – Elevation A

MAIN FLOOR

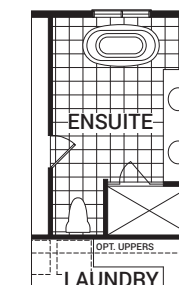


SECOND FLOOR

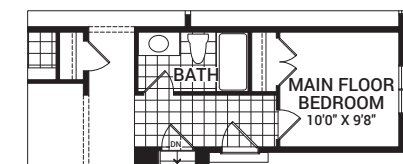


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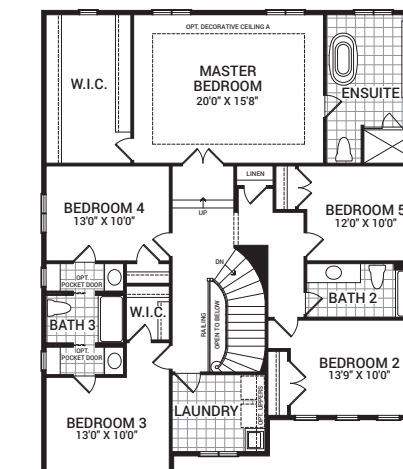
**OPTIONAL ENSUITE
LAYOUT A**



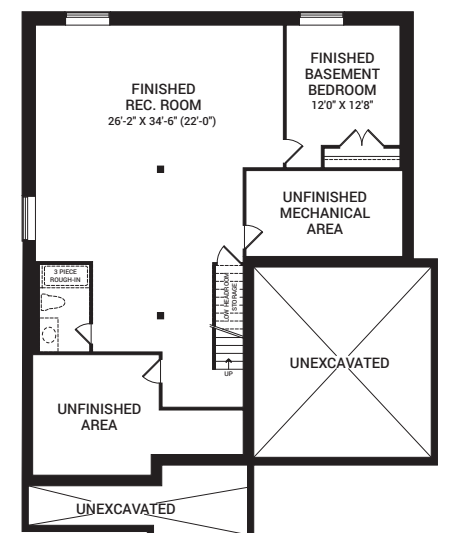
OPTIONAL MAIN FLOOR LAYOUT A



OPTIONAL 5 BEDROOM SECOND FLOOR LAYOUT A



OPTIONAL FINISHED BASEMENT
REC. ROOM W/BEDROOM



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Homes and communities designed for a life well lived

Purchasing a home is one of the most important decisions you'll ever make. We're happy to offer each of our homeowners over 65 years of dedicated and committed building experience so you can make that decision with confidence.

At Minto Communities Ottawa, we're building better places to live, work, and play — one home and one relationship at a time. We have an ongoing investment in the health of this city's residents and the

communities they call home. It's all about the special moments for us. We've built homes across Ottawa for generations, but what we're most proud of is the connections we've made with our homeowners and sharing the excitement of handing over a new set of keys.

We are part of Minto Group, a home builder, developer, property and investment manager for over 65 years that began here in Ottawa and has since grown to Toronto and the GTA, London, Calgary, Edmonton, and Florida, USA.

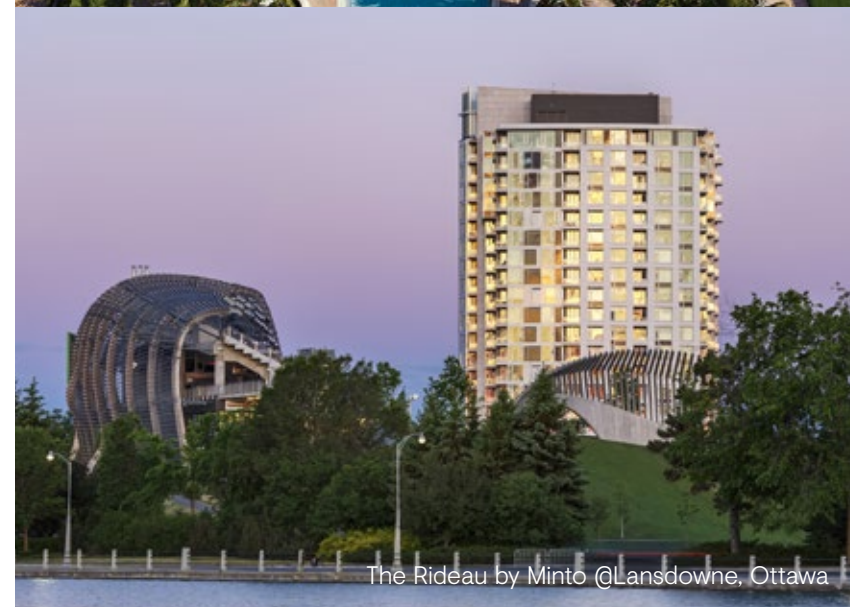
CALGARY | EDMONTON | FLORIDA | TORONTO & GTA | LONDON | OTTAWA

Our homes are designed and built for the way you live, where life's necessities are close at hand — often just a walk away.

Proud supporters of the Children's Hospital of Eastern Ontario (CHEO)



Artesia, Fort Lauderdale



The Rideau by Minto @Lansdowne, Ottawa

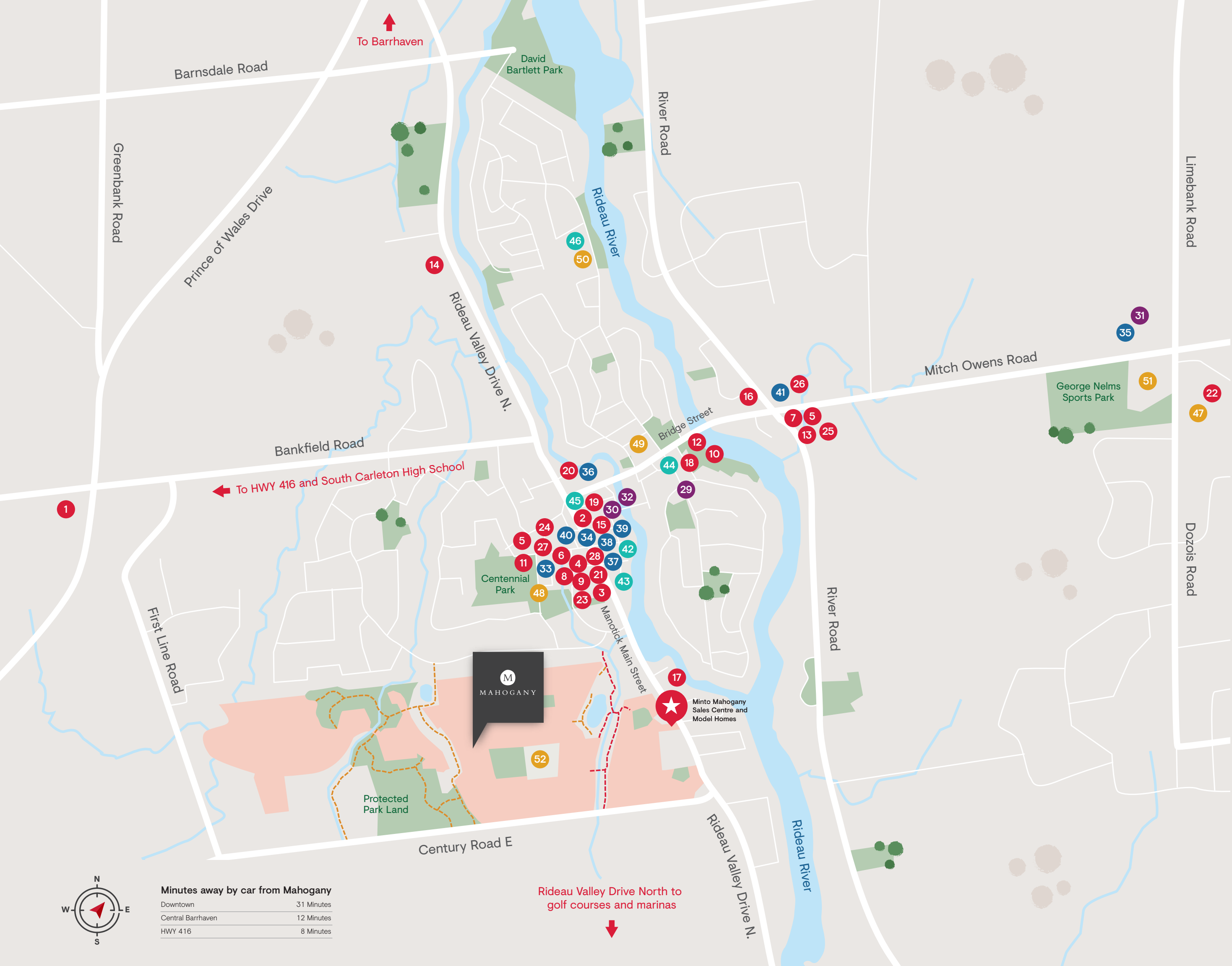


Quinn's Pointe, Barrhaven



Midtown, Toronto





Legend

Services

- ★ Mahogany Sales Centre & Model Homes
- 1. Abbey Hill Farms
- 2. Allure Hair Design and Medi-Spa
- 3. Anytime Fitness
- 4. Beer Store
- 5. Canada Post
- 6. CIBC
- 7. Drummond's Gas
- 8. Home Hardware
- 9. LCBO
- 10. Long Island Aquatic Club
- 11. Manotick Arena & Community Centre
- 12. Manotick Boat Launch
- 13. Manotick Medical Centre
- 14. Manotick Veterinary Hospital
- 15. Mill Street Florist
- 16. M&M Food Market
- 17. Ottawa Fire Station 94
- 18. Ottawa Library – Manotick
- 19. Peppermint Organic Spa
- 20. RBC
- 21. Rexall Drugstore
- 22. Rinaldo's Hair Designers & Spa
- 23. Robinson's Your Independent Grocer
- 24. Royal Canadian Legion Branch 314
- 25. Shoppers Drug Mart
- 26. TD Bank
- 27. Village of Manotick Animal Hospital
- 28. Lasting Impressions Gifts

Entertainment

- 29. Manotick Curling Centre
- 30. Dickinson House Museum
- 31. On the Green Driving Range & Mini Golf
- 32. Watson's Mill

Dining

- 33. Babbos Cucina Italiana
- 34. Black Dog Bistro
- 35. Burgers & Shakes
- 36. CreekSide Bar & Grill Manotick
- 37. The VAULT Bistro
- 38. Miller's Oven
- 39. Take Another Bite
- 40. The Mill Tavern
- 41. Tim Hortons

Religious

- 42. Knox Presbyterian Church
- 43. Manotick United Church
- 44. Ottawa Agape Chinese Alliance Church
- 45. St. James Anglican Church
- 46. St. Leonard Roman Catholic Parish

Schools

- 47. Manotick Montessori School
- 48. Manotick Nursery School
- 49. Manotick Public School
- 50. St. Leonard's Elementary Catholic School
- 51. St. Mark High School
- 52. Future Public School

--- Existing Path --- Conceptual Path

Minutes away by car from Mahogany

Downtown	31 Minutes
Central Barrhaven	12 Minutes
HWY 416	8 Minutes

Thank you for visiting.



