



**38'**  
Single Family Homes



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

## Mahogany, Manotick

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



## 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

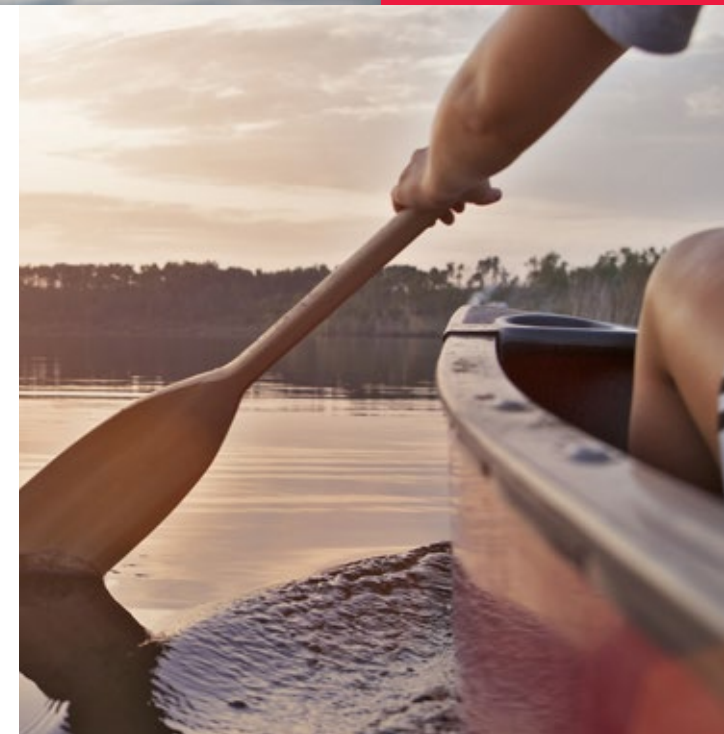
Let the quaint and vibrant charm of Manotick embrace you. Everything you need is a stroll away down Manotick Walk. Along the shores of the Rideau River, boats line the docks of Mahogany Harbour and families enjoy sunny days by the water before exploring bustling Manotick Main Street.



## 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.





## 38' 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.

# 38' Brierwood

2,108 sq. ft.



A

2,108 sq. ft.



B

2,147 sq. ft.

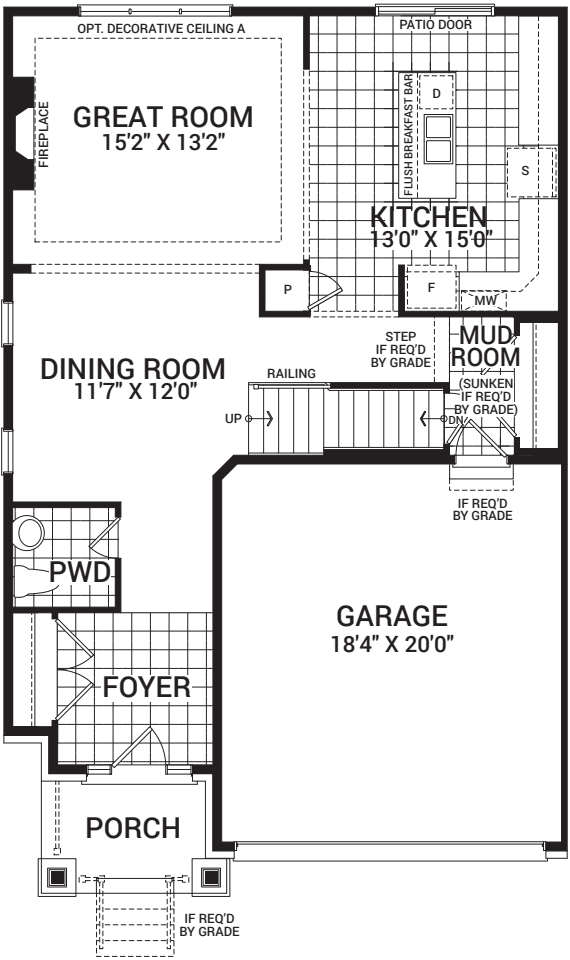


C

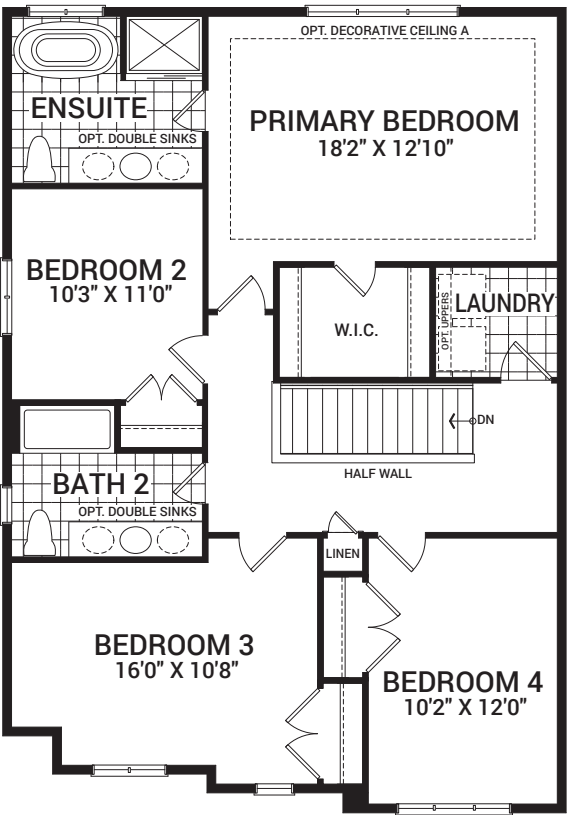
2,096 sq. ft.

## Floorplan – Elevation A

### MAIN FLOOR

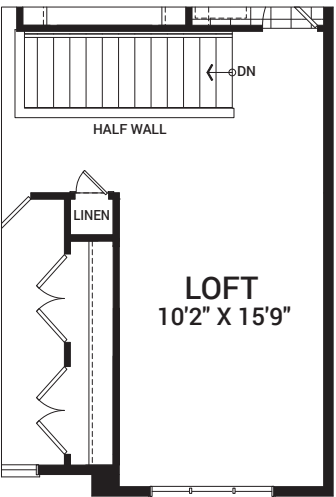


### SECOND FLOOR

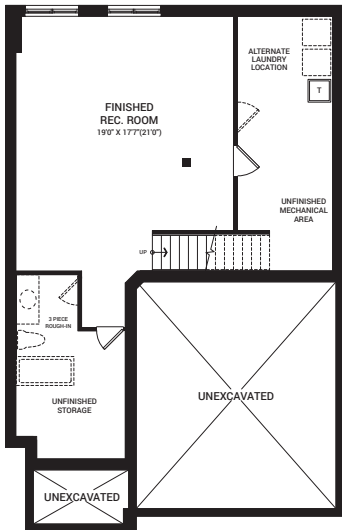


## Flex Plans

### OPTIONAL LOFT IN LIEU OF BEDROOM 4



### OPTIONAL FINISHED BASEMENT REC. ROOM



Flex plans are alternate layouts unique to each model, offered as part of our predetermined menu of additional investments. To learn what other options are available for your model or for more information, ask your Sales Representative. All plans, dimensions, and specifications are subject to change without notice. Actual usable floor space may vary from the stated floor area. Column locations, window locations, and sizes may vary and are subject to change without notice. Renderings are artist's concept only. E.&O.E. April, 2022

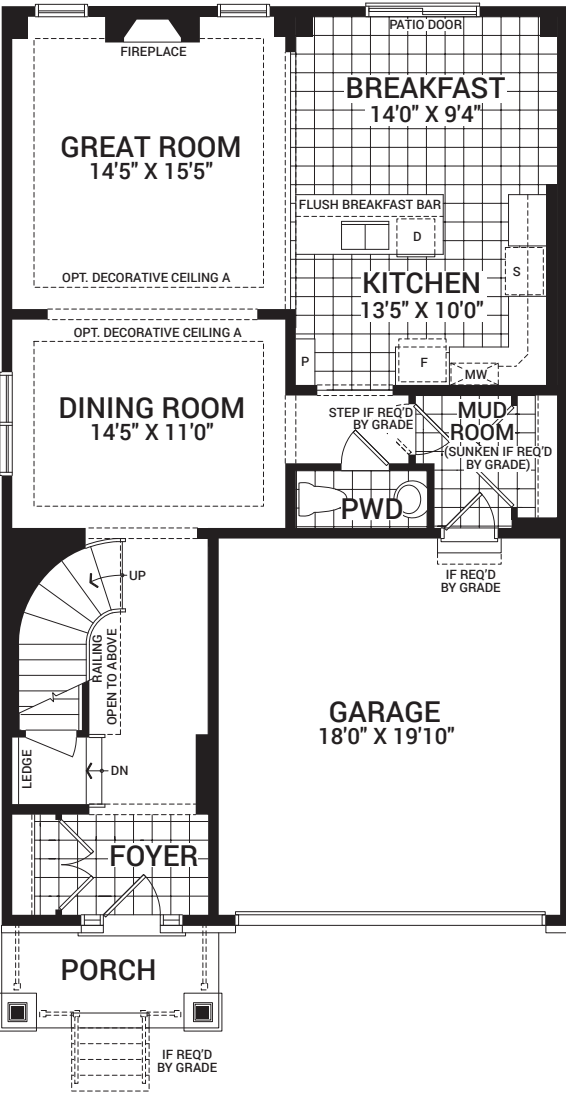
# 38' Fuchsia

2,311 sq. ft.

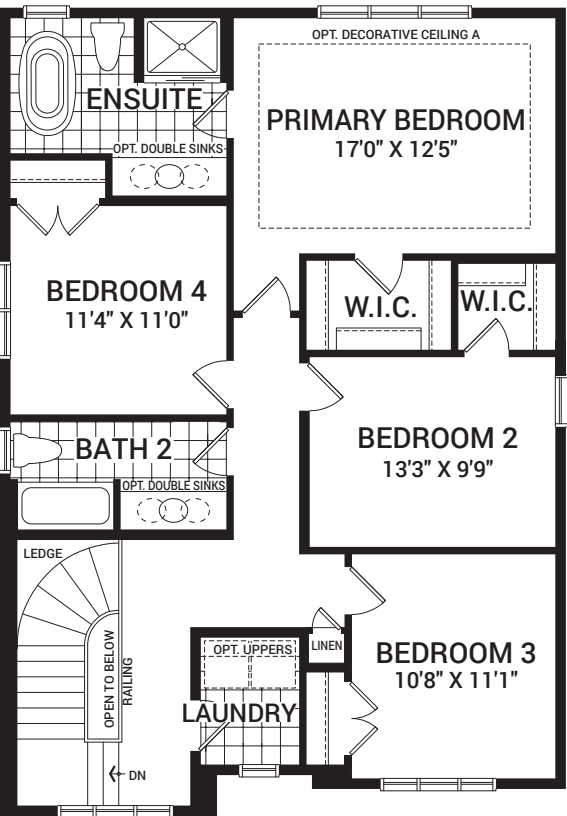


## Floorplan – Elevation A

MAIN FLOOR

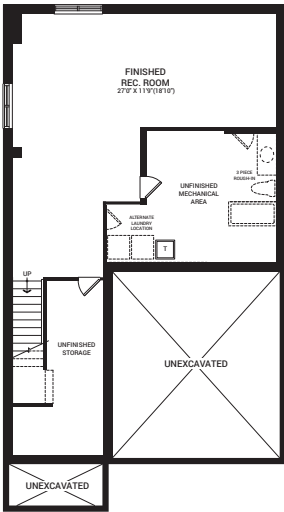


SECOND FLOOR



## Flex Plans

OPTIONAL FINISHED BASEMENT REC. ROOM



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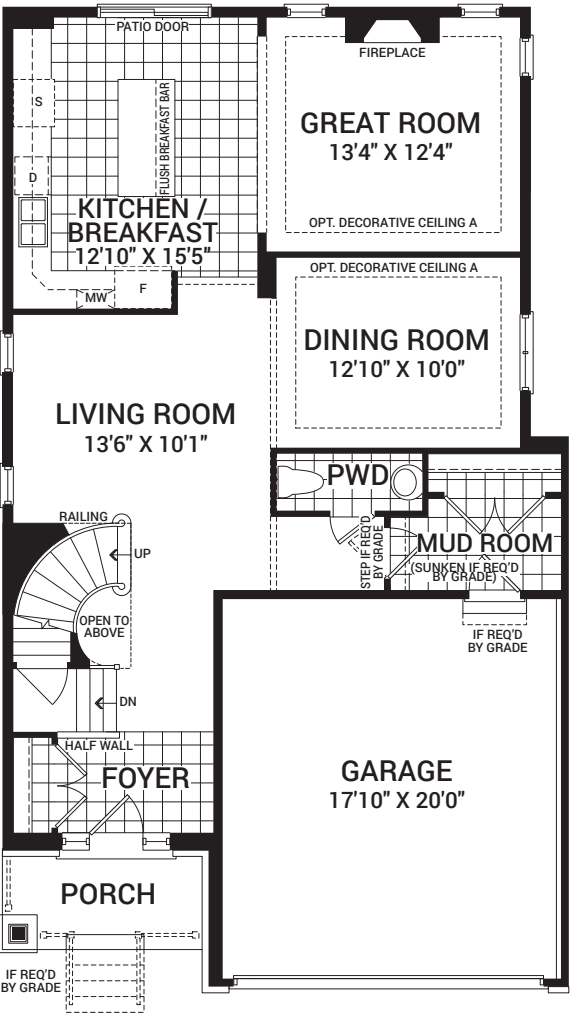
# 38' Ginger Pine

2,355 sq. ft.

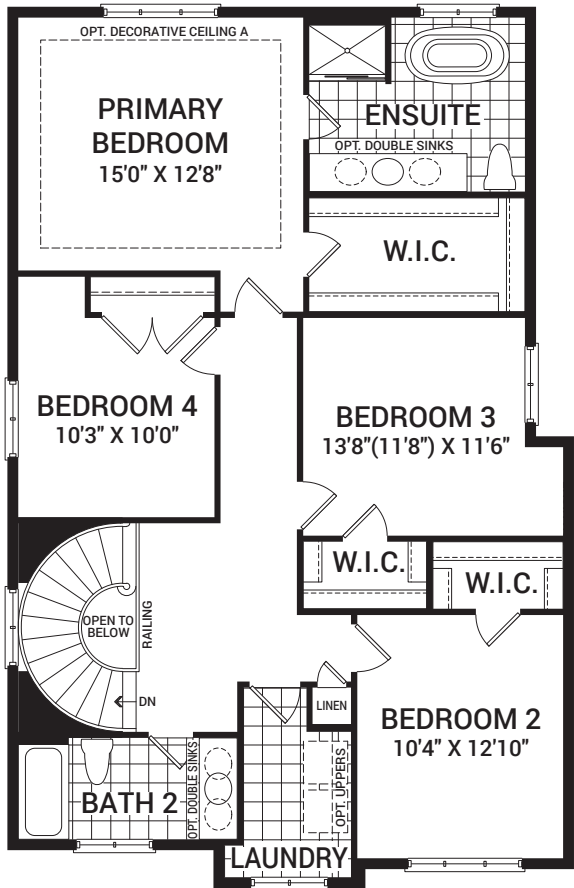


## Floorplan – Elevation A

MAIN FLOOR

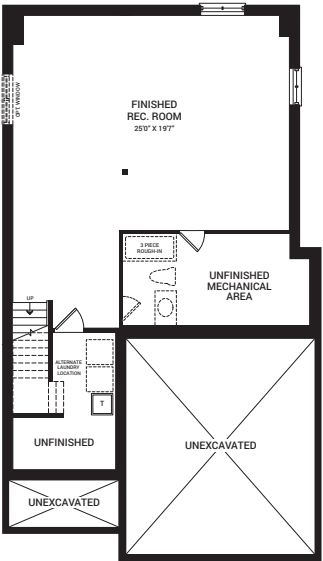


SECOND FLOOR



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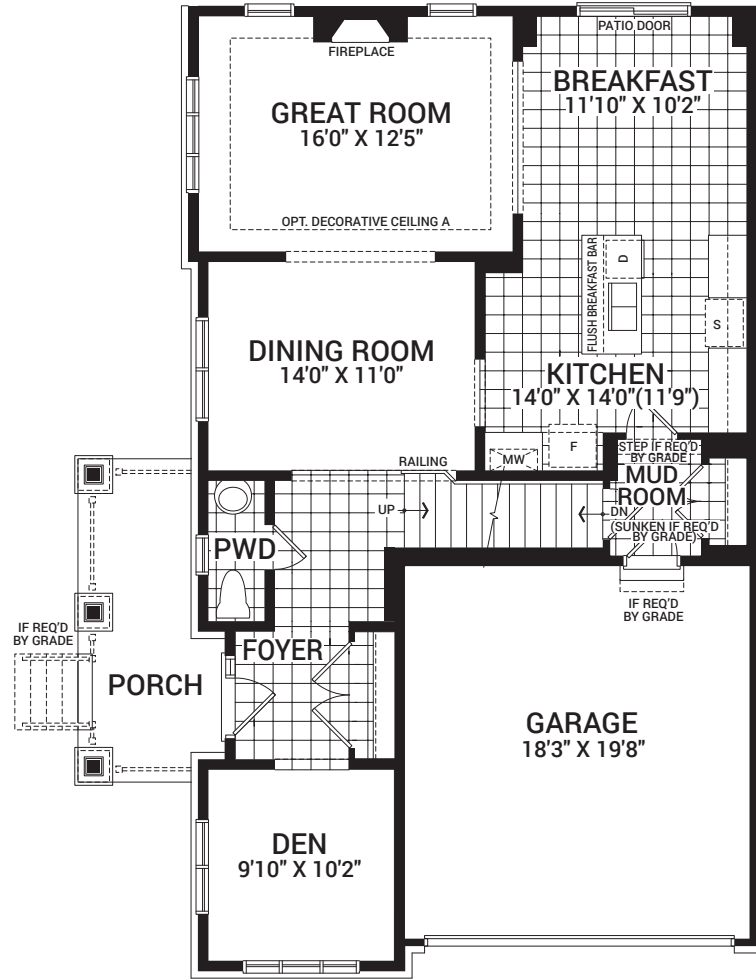
# 38' Juneberry

2,388 sq. ft.

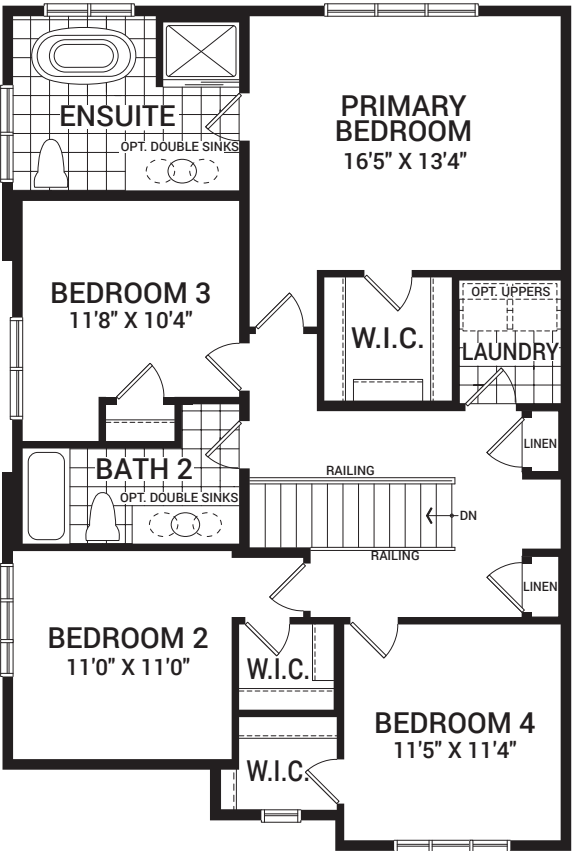


## Floorplan – Elevation A

MAIN FLOOR

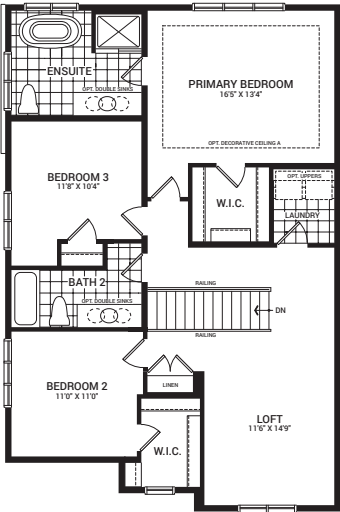


SECOND FLOOR

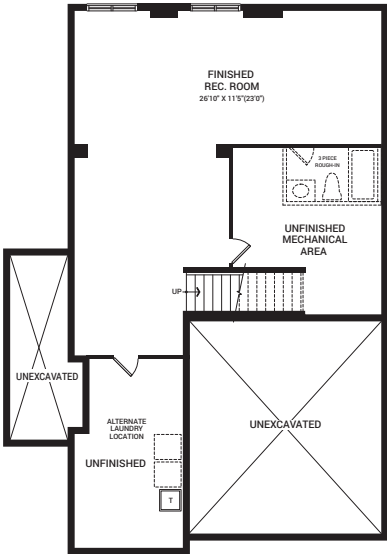


### Flex Plans

OPTIONAL LOFT  
IN LIEU OF BEDROOM 4



OPTIONAL FINISHED BASEMENT  
REC. ROOM



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# 38' Kingwood 3 Bedroom

2,450 sq. ft.

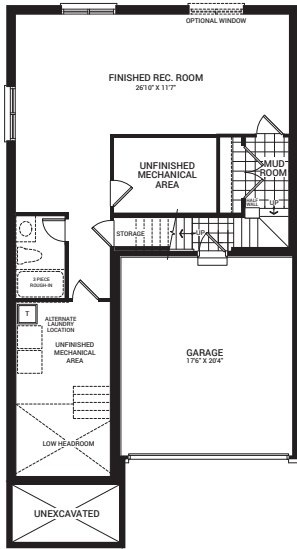


## Floorplan – Elevation A



## Flex Plans

### OPTIONAL FINISHED BASEMENT REC. ROOM



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# 38' Kingwood 4 Bedroom

2,450 sq. ft.

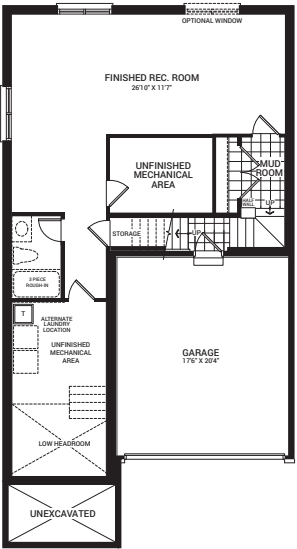


## Floorplan – Elevation A



## Flex Plans

### OPTIONAL FINISHED BASEMENT REC. ROOM



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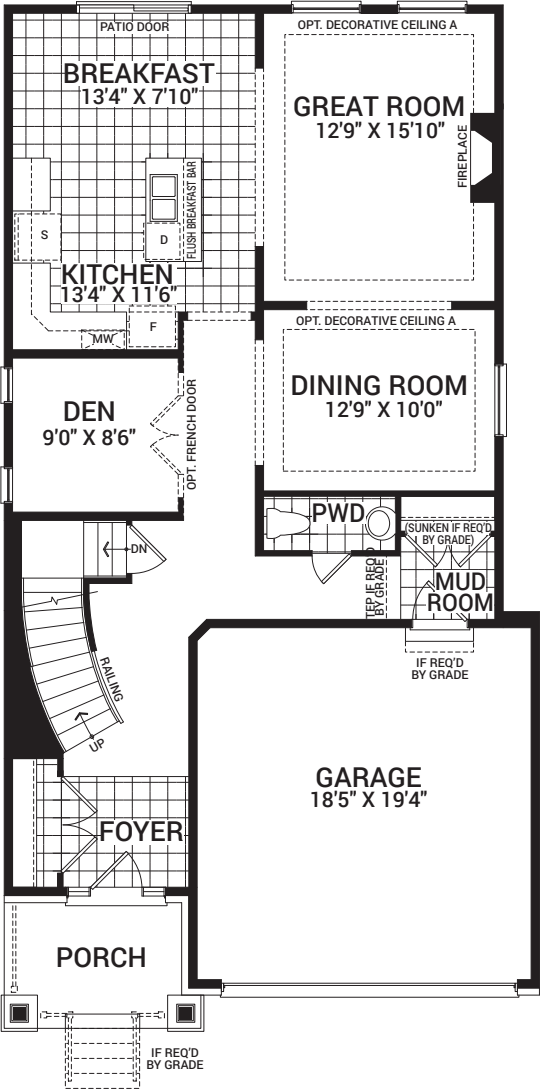
# 38' Sugarplum

2,459 sq. ft.

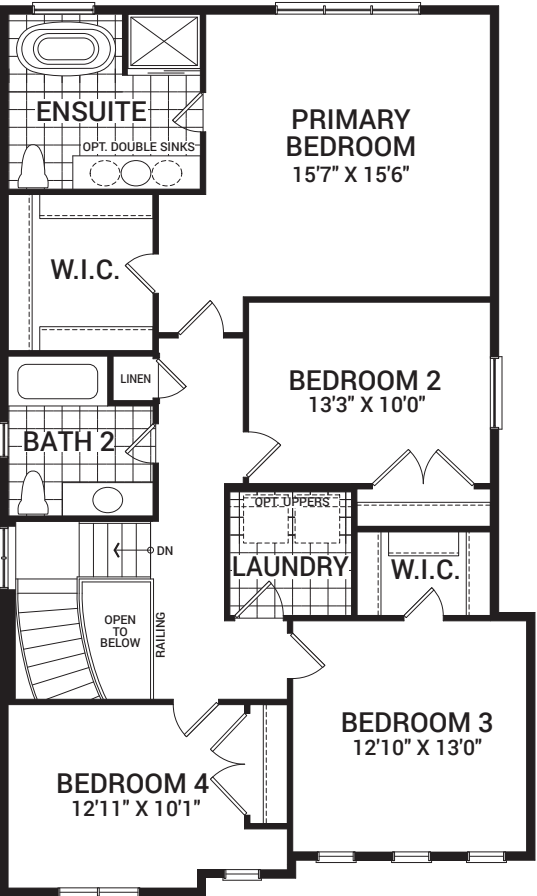


## Floorplan – Elevation A

MAIN FLOOR

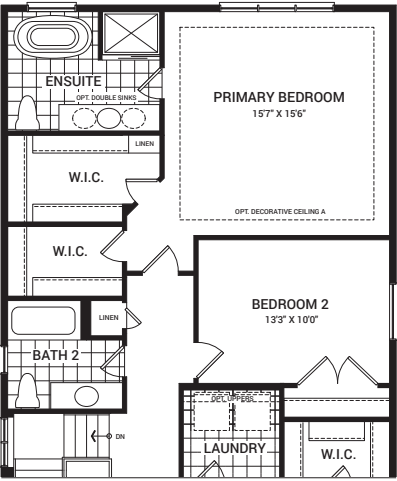


SECOND FLOOR



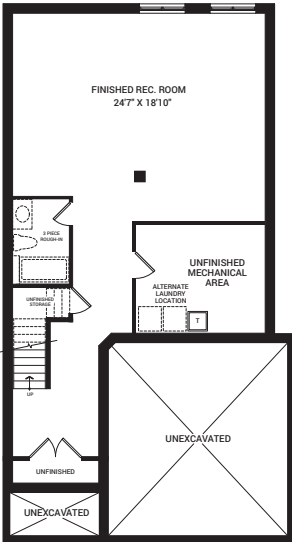
### Flex Plans

OPTIONAL PRIMARY BEDROOM LAYOUT A



OPTIONAL PRIMARY BEDROOM LAYOUT A

OPTIONAL FINISHED BASEMENT REC. ROOM



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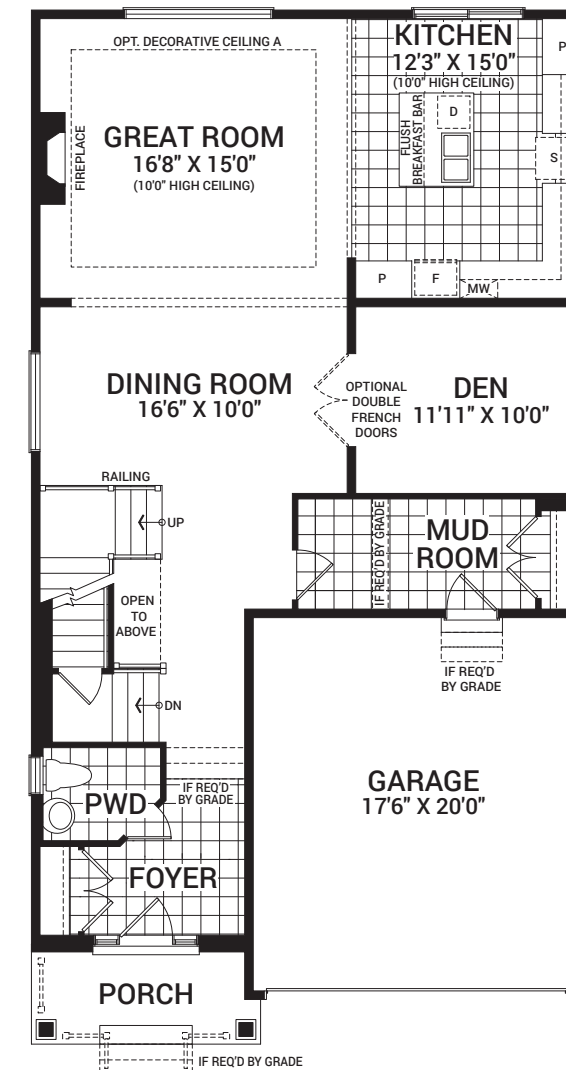
## 38' Silver Maple 4 Bedroom

2,667 sq. ft.

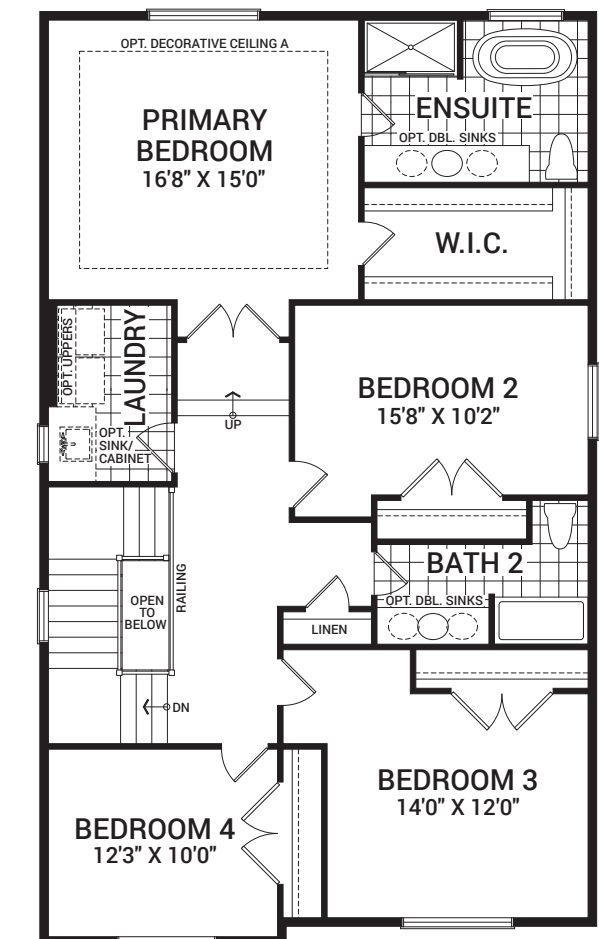


### Floorplan – Elevation A

## MAIN FLOOR

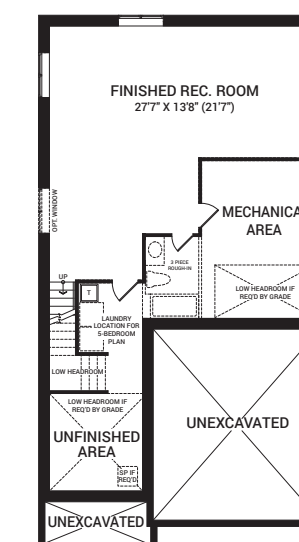


## SECOND FLOOR



## Flex Plans

OPTIONAL FINISHED BASEMENT  
REC. ROOM



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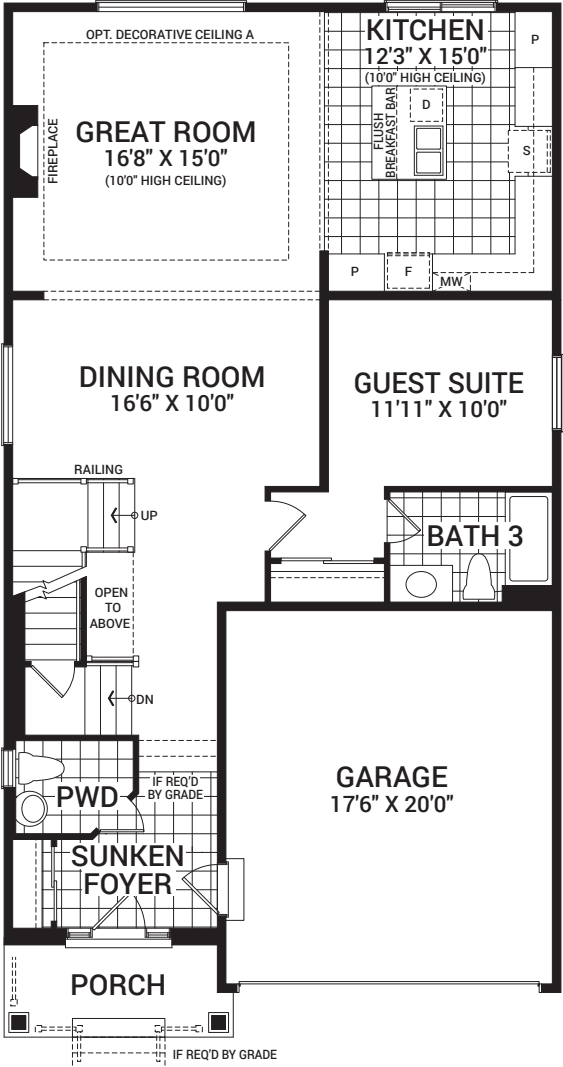
# 38' Silver Maple 4 Bedroom with Guest Suite

2,667 sq. ft.

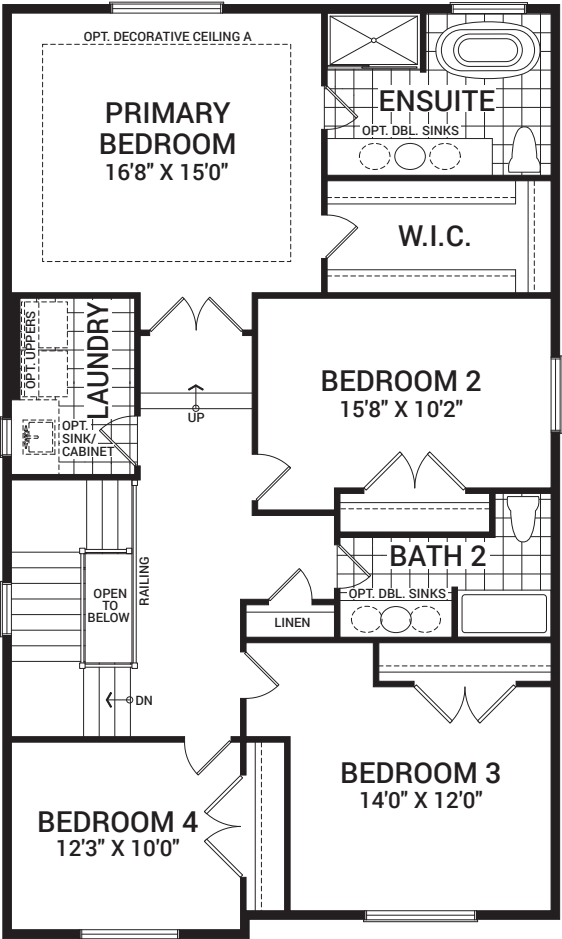


## Floorplan – Elevation A

### MAIN FLOOR

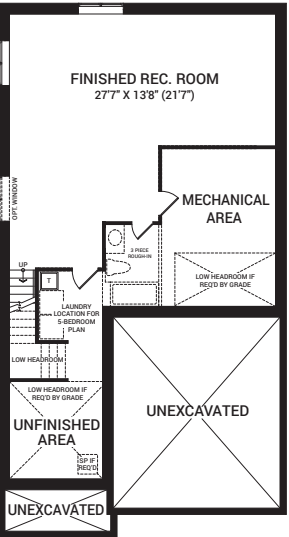


### SECOND FLOOR



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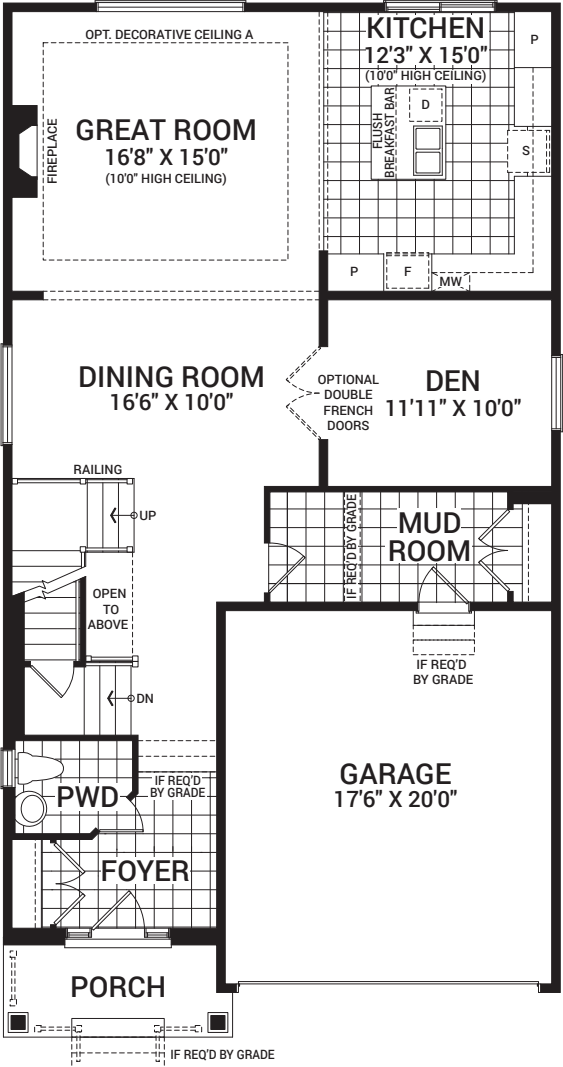
# 38' Silver Maple 5 Bedroom

2,667 sq. ft.

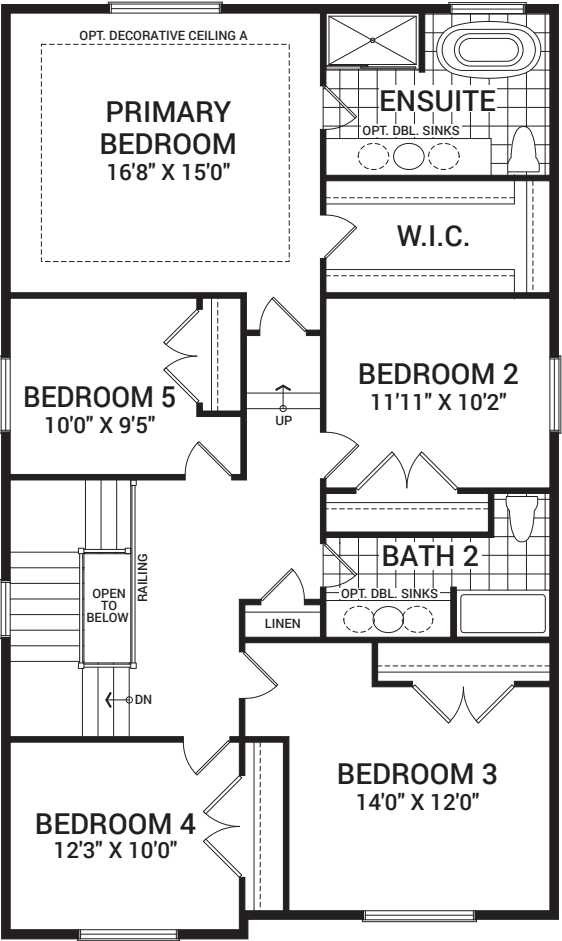


## Floorplan – Elevation A

MAIN FLOOR

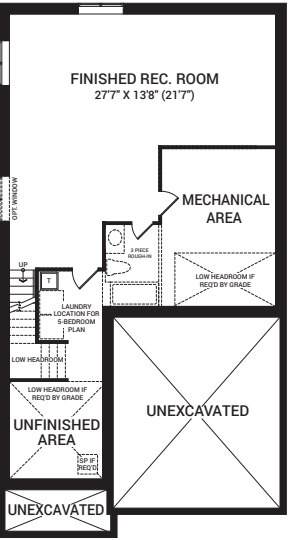


SECOND FLOOR



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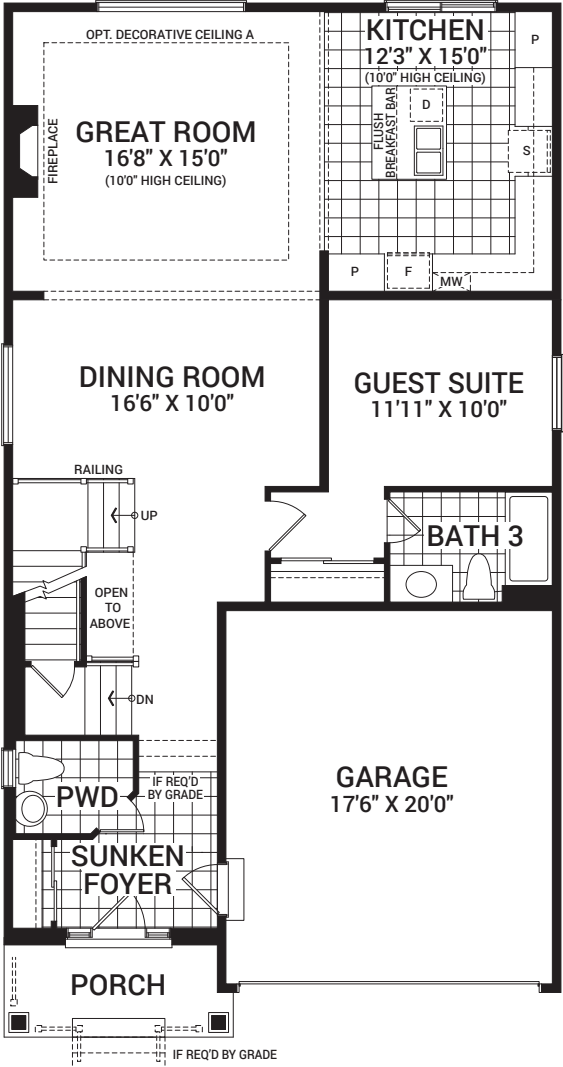
# 38' Silver Maple 5 Bedroom with Guest Suite

2,667 sq. ft.

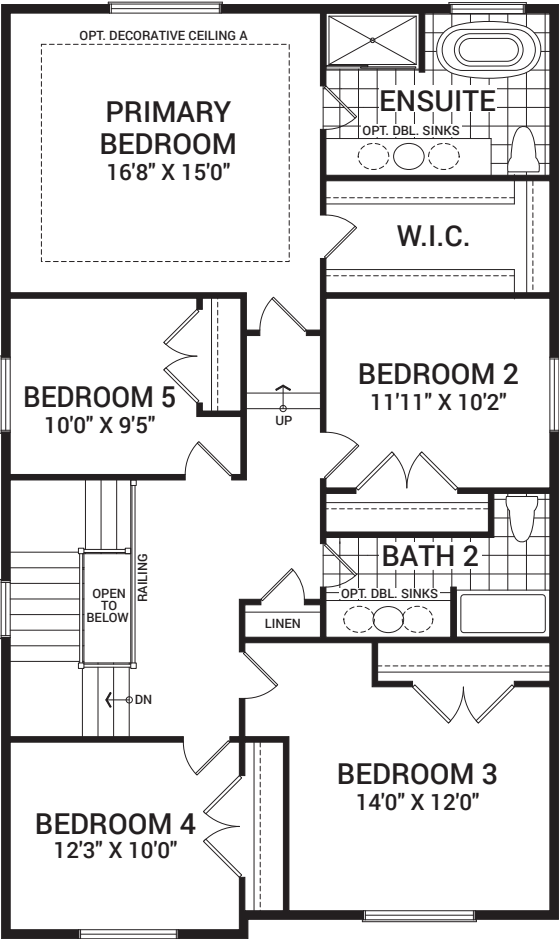


## Floorplan – Elevation A

### MAIN FLOOR

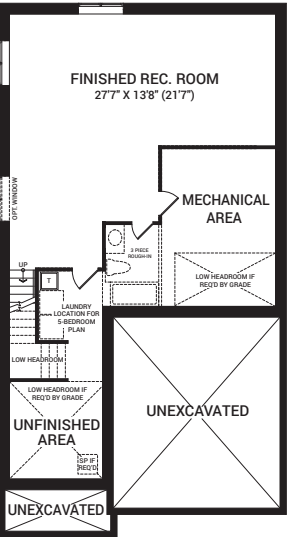


### SECOND FLOOR



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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.

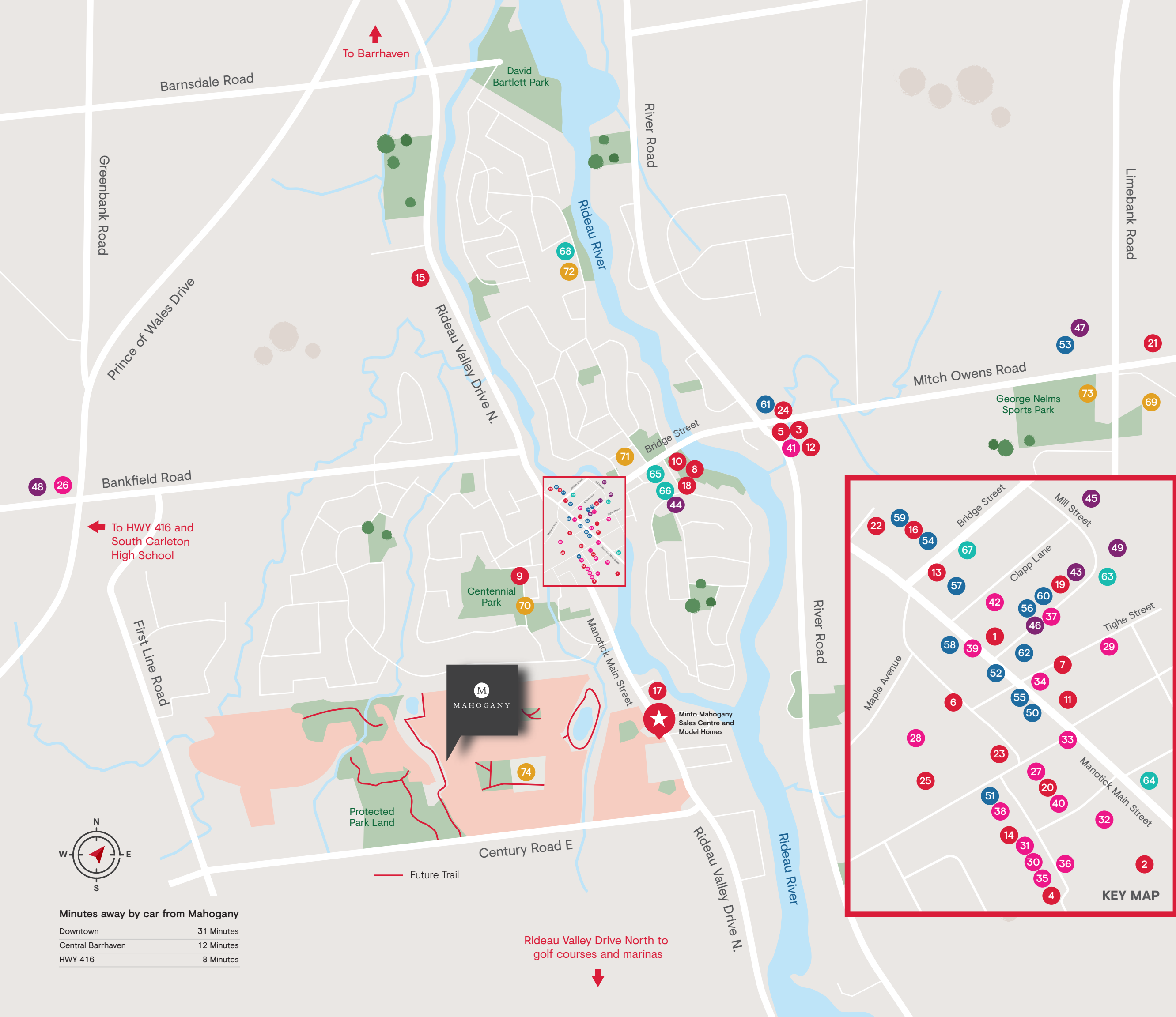
CALGARY | EDMONTON | FLORIDA | TORONTO & GTA | LONDON | OTTAWA

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)







Minutes away by car from Mahogany

Downtown	31 Minutes
Central Barrhaven	12 Minutes
HWY 416	8 Minutes

Legend

★ Mahogany Sales Centre & Model Homes

SERVICES

- 1. Allure Hair Design and Medi-Spa
- 2. Anytime Fitness
- 3. Canada Post
- 4. CIBC
- 5. Drummond's Gas
- 6. The Fitness Lab
- 7. Hearing Life
- 8. Long Island Aquatic Club
- 9. Manotick Arena & Community Centre
- 10. Manotick Boat Launch
- 11. Manotick Garage – Tom's
- 12. Manotick Medical Centre
- 13. Manotick's Optometric Centre
- 14. Manotick Physioworks
- 15. Manotick Veterinary Hospital
- 16. Manulife Bank
- 17. Ottawa Fire Station 94
- 18. Ottawa Library – Manotick
- 19. Peppermint Organic Spa
- 20. Quality Cleaners
- 21. Rinaldo's Hair Designers & Spa
- 22. Royal Bank of Canada (RBC)
- 23. Royal Canadian Legion Branch 314
- 24. TD Canada Trust
- 25. Village of Manotick Animal Hospital
- And more...

SHOPPING

- 26. Abby Hill Farms
- 27. The Beer Store
- 28. Giant Tiger
- 29. Gingerbread Man
- 30. Great Canadian Dollar Store
- 31. Home Hardware
- 32. LCBO
- 33. Lasting Impressions Gifts
- 34. Manotick Office Pro
- 35. Mansfield Shoes
- 36. McDonough's Your Independent Grocer
- 37. Mill Street Florist
- 38. Pet Valu
- 39. Rebel Petal Flowers
- 40. Rexall
- 41. Shopper's Drug Mart
- 42. Terra Plants & Flowers
- And more...

ENTERTAINMENT

- 43. Dickinson House Museum
- 44. Manotick Curling Centre
- 45. Manotick Remembrance Park
- 46. Mill Street Park
- 47. On the Green Driving Range & Mini Golf
- 48. Ottawa Manotick Polo Club
- 49. Watson's Mill
- And more...

DINING

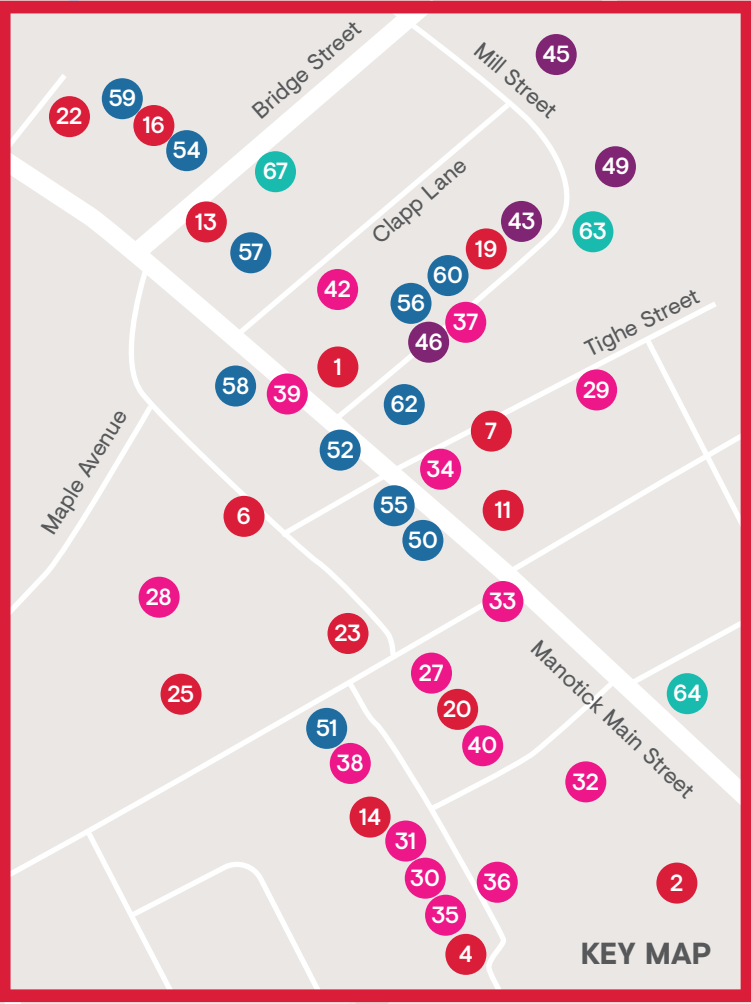
- 50. 692 Coffee & Bar
- 51. Babbos Cucina Italiana
- 52. Black Dog Bistro
- 53. Burgers & Shakes
- 54. CreekSide Bar & Grill Manotick
- 55. The Mill Tavern
- 56. Millers Oven
- 57. Morning Owl
- 58. Pizza All'Antica
- 59. Subway
- 60. Take Another Bite
- 61. Tim Hortons
- 62. The VAULT Bistro
- And more...

RELIGIOUS

- 63. Knox Presbyterian Church
- 64. Manotick United Church
- 65. Manotick Community Church
- 66. Ottawa Agape Chinese Alliance Church
- 67. St. James Anglican Church
- 68. St. Leonard Roman Catholic Parish

SCHOOLS

- 69. Manotick Montessori School
- 70. Manotick Nursery School
- 71. Manotick Public School
- 72. St. Leonard's Elementary Catholic School
- 73. St. Mark High School
- 74. Future Public School



Thank you for visiting.



