

Understated & tempting

If you have the money, head to Rockcliffe for the good life on Carsdale Court

One couple is relocating from Manotick and the other tried the condo life, but wanted at least one foot planted firmly on the ground. Neither is an acrobat. Both couples wanted new architecture in an established community, and in Ottawa, it's pretty

hard to get more established than Rockcliffe Park.

Earlier this spring, they discovered Carsdale Court, a leafy enclave of six elegant single homes designed by the award-winning team of Uniform Urban Developments, architect Barry Hobin and designer Danielle Hannah of 2H Interior Design.

The two buyers, Cathy and Bryan McLean and Nicole Emond, will soon be neighbours living on Carsdale Court, which is set back from Beechwood Avenue within the boundaries of Rockcliffe Village.

John McDougall, an owner of Uniform, bought the site, which was once home to storage barns and

maintenance equipment for Rockcliffe Village.

Initially, McDougall envisioned townhomes, but a series of meetings with area residents agreed on six homes that would deliver an understated, modern take on Prairie architecture.

So far there is one elegant home, but it was enough to win over Emond and her husband, an electrical contractor who works for several builders in the city.

The couple had been looking for a new address after experimenting with condo life for two years in a plush address high in the sky overlooking the Rideau River.

Both in their 50s, the couple had already downsized from their 5,000-square-foot home in Orléans, but they discovered they weren't quite ready for living high above the ground.

"My husband wanted one foot on the ground," says Emond, who also confesses she wanted more diversity in shops and neighbours.

After two years of trying, they went looking for new construction in an established community, by chance driving by the Carsdale Court home a day after it opened in May.

"It was a wow from the front door to the architecture and to the windows," says Emond. "We had been through a dozen homes and there was always a little something. This one was a wow."

"We didn't want to lose it, so we moved quickly."

They were ready with an offer that day, but Uniform didn't have all of the paperwork ready, possibly caught off guard by the speed of their first sale.

The papers were ready within 24 hours and Emond came in with an offer on the 3,265-square-foot Mariposa model home. Within 30 days, they sold their condo for the asking price and are now renting a townhome, waiting for November to move into their new Rockcliffe home.

It will be almost a year before the McLeans move from Manotick into their slightly differently laid-out

home, but she is already excited, realizing she won't have to make the daily trek from Manotick to deliver her youngest son to school at Ashbury.

Uniform is starting construction this month.

"We will definitely be saving on gas," she says, adding their two sons pestered them for years to make the move. The oldest is off to university this fall.

The family moved from a small home in Westboro to a larger home in Manotick in 1985, but recently came to the conclusion they wanted a new home in an established community close to school.

They toured through the model home before it was finished and were impressed. Eventually, they settled on the Acacia, a three-level stone home with lots of room in the lower level for a kid zone, an open-concept second floor tailored for entertaining and lots of outdoor terraces with landscaping included in the price.

Prices start at \$930,000, going above \$1 million, depending on upgrades.

However, granite counters in the kitchen, hardwood flooring throughout and a spa bathroom with tile, glass enclosure and soaking tub are all standard fare.

Then there are the fine finishing details, including a wall in the model's master bedroom that stops short of the ceiling, providing an innovative take on a dressing room.

Cathy McLean, a program evaluation consultant, is already playing with the design of her new home, modifying it to suit her lifestyle. She will be turning the formal living room into a combined office and study. "I work from home, so this all makes sense," she says. "We are also a tall family and the higher ceilings are definitely good. It is a perfect layout for our family."

Three of the six homes have been sold, and three remain available. Tempting.

Sheila Brady is the Citizen's Homes editor. You can reach her at sbrady@thecitizen.canwest.com.



PAT MCGRATH, THE OTTAWA CITIZEN

Architect Barry Hobin worked closely with John McDougall of Uniform Urban Developments to design an elegant, yet understated home in Rockcliffe. Note the details, including corner windows, copper trim over the solid wood side door and stepped chimney. Danielle Hannah of 2H Interior Design was also part of the team which designed six homes for the site.



CARSDALE COURT IN ROCKCLIFFE

Model home: The Mariposa, 3,265 square feet.
Location: Carsdale Avenue off Acacia Avenue near Beechwood Avenue.
Price: \$945,000

Sales office: 11 a.m. to 6 p.m., Monday to Wednesday. Closed Thursday and Friday. Noon to 5 p.m., Saturday and Sunday. Home is open weekends.
Information: 613-225-2135 or www.uniformurbandevlopments.com



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