



78 Cinnabar Way



THE
RE/MAX
COLLECTION®

Foyer



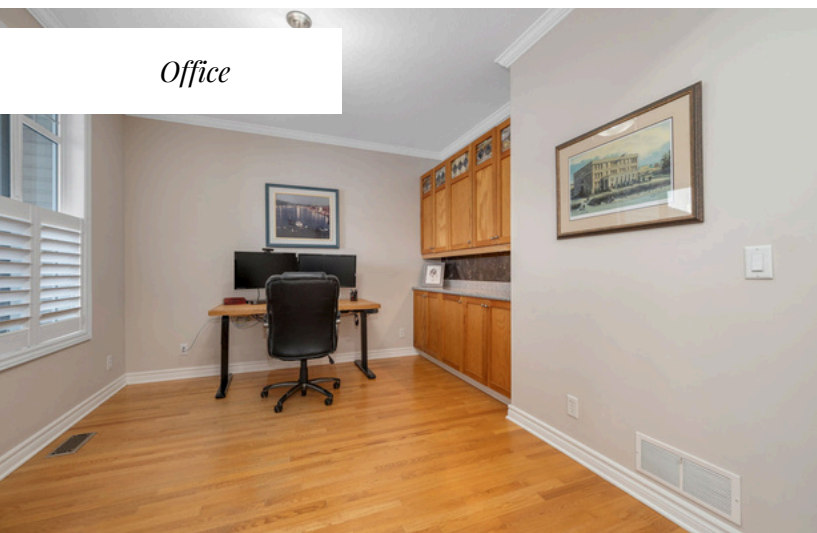
Dining Room



Dining Room



Office



Welcome to 78 Cinnabar Way – A Truly Exceptional Custom Home!

This stunning 2-storey executive home, built by renowned builder Pierre Garand in 2004, exudes quality and charm. Meticulously maintained by its original owners, this residence offers over 3,138 square feet of refined living space and is nestled in the highly sought-after Granite Ridge neighbourhood.

Granite Ridge – A Vibrant, Family-Oriented Community

Granite Ridge is a welcoming community known for its family-friendly atmosphere and proximity to all the amenities you could ever need. Residents enjoy:

- Close proximity to 3 Elementary Schools (Public, French-Catholic & Catholic)
- Convenient access to 2 High Schools (Catholic & French Public).
- A short walk to the Holy Spirit Catholic Church, Goulbourn Recreation Complex, parks, and the Trans-Canada Trail.
- Nearby shopping, transit, and sports complexes – making everyday errands and family activities a breeze.

Impressive Curb Appeal and Exterior Features

- Set on a large corner lot on a quiet street, offering wonderful curb appeal.
- Interlocking brick driveway with ample space for up to 6 cars, plus an oversized double-car garage (24x20) that is prepped for an EV charger and heater, with 220-volt wiring
- Private, fully fenced backyard featuring a stone & interlock patio, perfect for relaxing or entertaining, plus a large storage shed.

Main Level – A Bright and Spacious Family-Friendly Layout

- The interlocking brick walkway leads to the front door, which is flanked by charming verandas—perfect for relaxing and enjoying the outdoors. Enter to the welcoming foyer featuring elegant tile flooring and large walk-in closet for coats.
- Offering a flexible layout, perfect for large families or multi-generational living
- This home offers 3+2 bedrooms and 3.5 bathrooms, complemented by elegant details such as 9-foot ceilings, curved corners, and custom California blinds throughout.
- The spacious den features custom built-in cabinetry and a large window that overlooks the lush front gardens, making it the perfect space for a home office or a cozy library.
- The expansive formal dining room is ideal for hosting family gatherings, featuring elegant crown mouldings, large windows that fill the space with natural light, and ample room for both a dining table and a hutch.
- The gourmet eat-in kitchen is a chef's dream, featuring an abundance of Hickory cabinets with pull-out shelving, high-end appliances, and a spacious island with bar seating for six. The kitchen also boasts pantry cupboards with pull-outs, expansive counter space, and ample upper cabinets, including six display windows that add a touch of elegance. Premium stainless steel appliances include a fridge, dishwasher, gas stove, and custom stainless steel hood fan. Large patio doors with transom windows seamlessly connect the kitchen to the fully fenced backyard, perfect for indoor-outdoor living and entertaining.

Family Room



Family Room



Kitchen



Home Details

- The open-concept layout seamlessly flows from the kitchen into a spacious family room, featuring a cozy gas fireplace with a custom stone surround, built-in cabinetry, and large windows with California shutters—ideal for both intimate family moments and entertaining guests.
- Stained glass transoms on doorways throughout the main floor for added charm
- Energy-efficient LED lighting throughout the home
- Mudroom/laundry area with direct access to the oversized garage – ideal for keeping the family organized and tidy. This area has a large closet space, a second fridge (included) and full size washer and dryer.
- The main floor primary bedroom offers ample space for a king-sized bed and features hardwood floors, an abundance of natural light from a charming bay window overlooking the backyard, and custom built-in storage. The room also includes a spacious 4-piece ensuite and a walk-in closet for added convenience and luxury.
- Ensuite bathroom features a corner soaker tub, larger shower with seat and glass door, and a beautifully crafted granite vanity with ample storage space.

Upper Level – A Versatile Space for Relaxation and Fun

- Hardwood stairs lead to the second level, where you'll find a generous bonus room, perfect for watching movies, playing pool (reinforced floor joists for a pool table), or creating your own entertainment space.
- Two large bedrooms, each with walk-in closets, share a well-appointed 4-piece bathroom.
- The bathroom is finished with a sleek vanity, medicine cabinet, one-piece tub, and tile flooring.

Lower Level – A Spacious, Flexible Area for Living and Recreation

- Offering 9-foot ceilings and plenty of natural light, the lower level features 2 more large bedrooms with walk-in closets and engineered hardwood floors, ideal for guests, teens, or extended family.
- One bedroom is currently used as a recreation room with a cozy corner gas fireplace – perfect for movie nights or casual entertaining.
- A dedicated gym room, plus a 3-piece bathroom with a shower, vanity, and tile flooring.
- A huge workshop area with direct access to the garage and wired for 240 volts – ideal for woodworking, storage, or converting into a secondary dwelling.

Additional Features:

- New roof shingles (2018/19) for peace of mind.
- Gas Furnace & Central air 2023.

This home is a must-see! With its spacious layout, premium finishes, and prime location in Granite Ridge, it offers the perfect blend of comfort, luxury, and practicality. Don't miss out on the opportunity to make 78 Cinnabar Way your forever home!

Kitchen



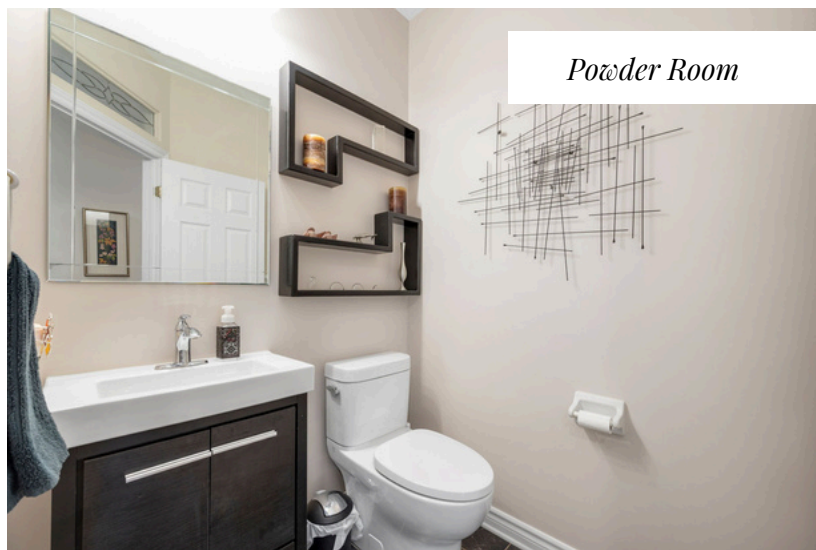
Kitchen



Mudroom/Laundry



Powder Room

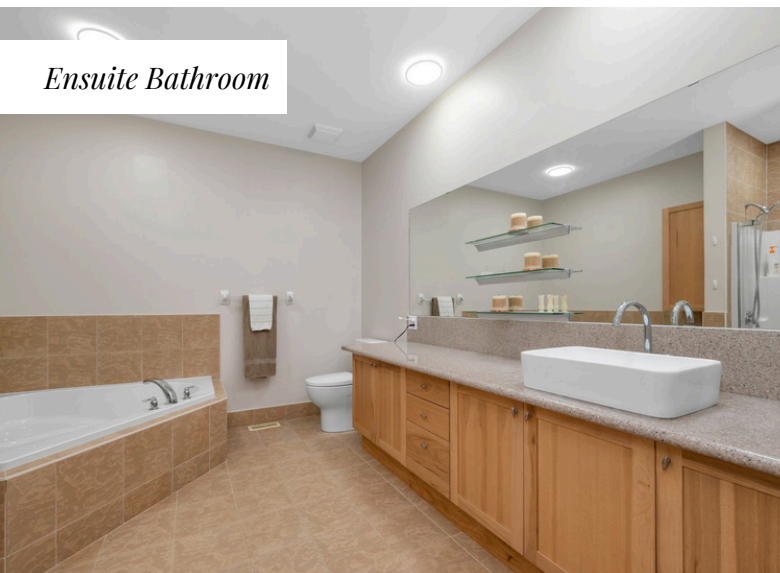


Information herein deemed reliable but not guaranteed.

Primary Bedroom

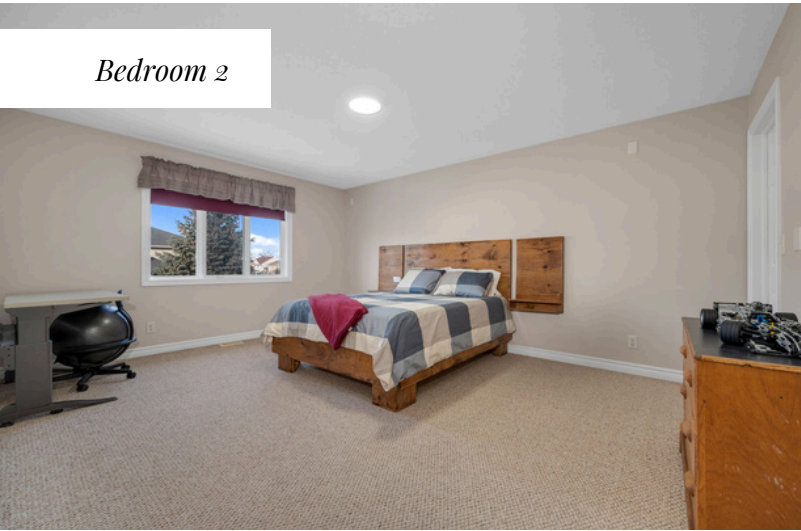


Ensuite Bathroom

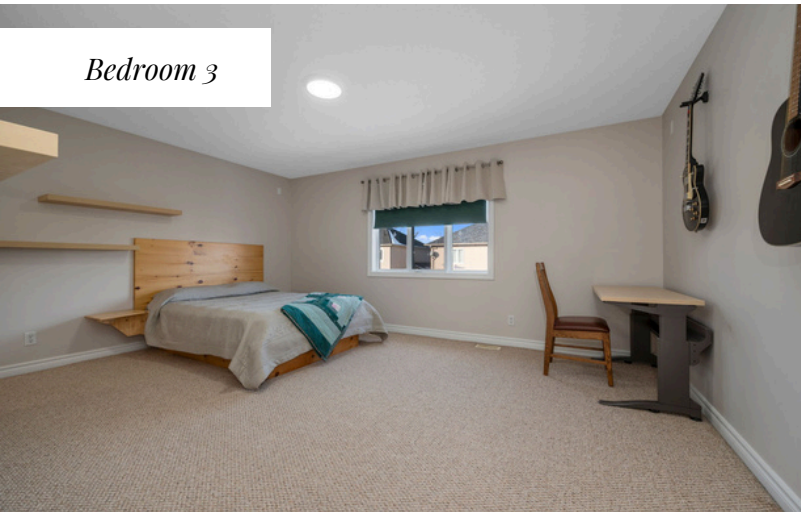


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Bedroom 2



Bedroom 3



Room Sizes

Main Floor

Foyer -	9'11" x 7'8"	Den -	11'11" x 11'5"
Dining Room -	14'5" x 11'11"	Kitchen -	18'4" x 11'11"
Family Room -	16'8" x 13'10"	Laundry Room -	15'10" x 8'6"
Powder Room -	5'4" x 4'11"	Primary Bedroom -	16'5" x 13'0"
4-piece ensuite -	11'0" x 9'11"	Walk-in Closet -	12'1" x 5'9"

Second Floor

Great Room -	30'0" x 21'1"	Main Bathroom -	7'9" x 6'8"
Bedroom -	16'9" x 12'11"	Walk-in Closet -	7'11" x 4'11"
Bedroom -	16'7" x 12'9"	Walk-in Closet -	6'11" x 4'11"

Lower Level

Bedroom (Rec Room) -	18'3" x 17'3"	Bedroom -	17'2" x 14'1"
Gym Area -	13'9" x 11'5"	3-piece Bathroom -	6'10" x 5'10"
Utility Room -	21'0" x 10'5"	Workshop Room -	26'0" x 14'0"
Storage Room -	15'8" x 5'0"		

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Great Room



Full Bathroom

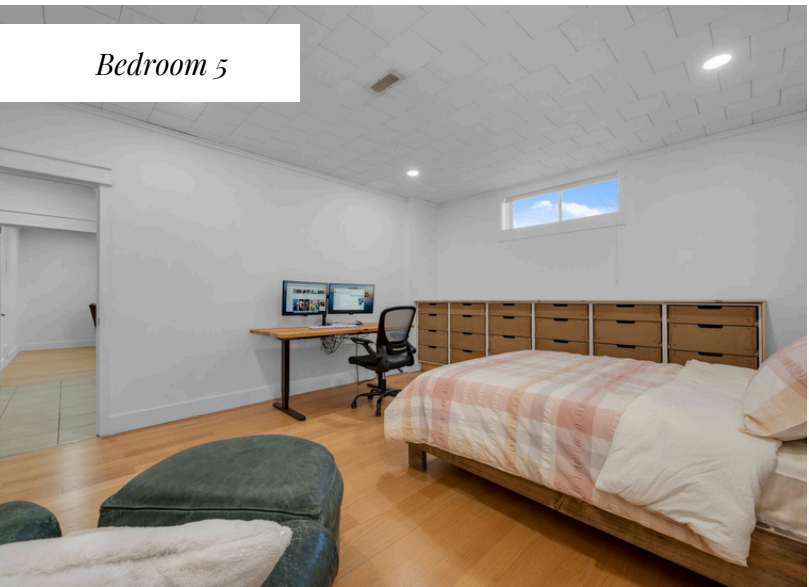


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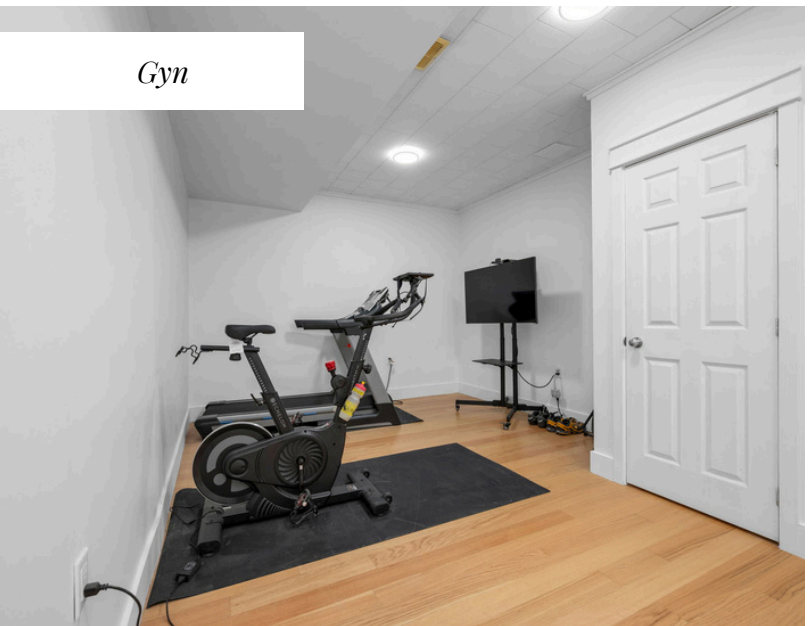
Bedroom 4



Bedroom 5



Gyn



3-piece Bathroom



Summer Pictures



Winter Pictures



Home Details:

Other Info:

Builder: Garand

Year Built: 2004

Municipal Taxes 2024: \$ 7,306.91

Utility costs (approx):

- Hydro (Dec/2024) \$134.00
- Water (Dec/2024) \$123.00
- Enbridge Gas \$123.00/month (equal billing)

Legal Description: LOT 253, PLAN 4M1084, GOULBOURN. SUBJECT TO AN EASEMENT IN FAVOUR OF THE CORPORATION OF THE TOWNSHIP OF GOULBOURN OVER PART 189 PLAN 4R15971 AS IN LT1316961.

Lot Size: 84.61 x 100.45 Feet

Inclusions: Fridge, gas stove, microwave, hood fan, dishwasher, washer, dryer, all window coverings, shutters, stain glass, C/Vac and attachments, garage door opener & remote, Pool table, C/air, shed, built-in shelving, 2nd fridge in mudroom.

Exclusions: Shelving unit in Basement bedroom under window, stain glass snowboarder picture hanging in upper stair case, TV wall mounts.

Rental: Tankless water heater - Reliance \$67.47/month

Upgrades: Roof 2018, Gas Furnace & Central air 2023



The Joanne Goneau Team

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