

18 Fossa Terrace



Quinn's Pointe | 5 Beds | 5 Baths

Listed for

\$1,129,000



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About the Community

- Quinn's Pointe is a convenient community located at the southwestern portion of **Half Moon Bay** within **Barrhaven**
- This location is **super convenient**: <5 minutes to Minto Rec Centre and HW 417, and <10 mins from the Stonebridge Golf Club
- Fossa Terrace is a **quiet street**, filled with large single homes & far from construction, within a 5 min walk of **two major local parks**



Move-in-Ready Home

- 18 Fossa is a beautiful Minto 'Frontenac' model with 5 bedrooms, 5 bathrooms and ~3,500 sq. ft. over three floors
- The home includes a **stunning all-brick front elevation** with white trim & accents, plus 6 added exterior pot lights
- The fully-finished basement adds ~750 sq. ft. of living space including a full bedroom & bathroom *plus* oversized windows



Beautiful Features

- Exquisite finishes include **wide-plank oak HW** on main floor, oak staircase to both 2nd floor and basement, modern trim & large windows
- **The chef's kitchen** is beautifully finished with white shaker cabinetry, quartz counters, SS appliances, butler's pantry & puck lighting
- Upstairs, all baths include **quartz vanities** with mosaic backsplash; the primary bathroom includes a walk-in shower & freestanding tub

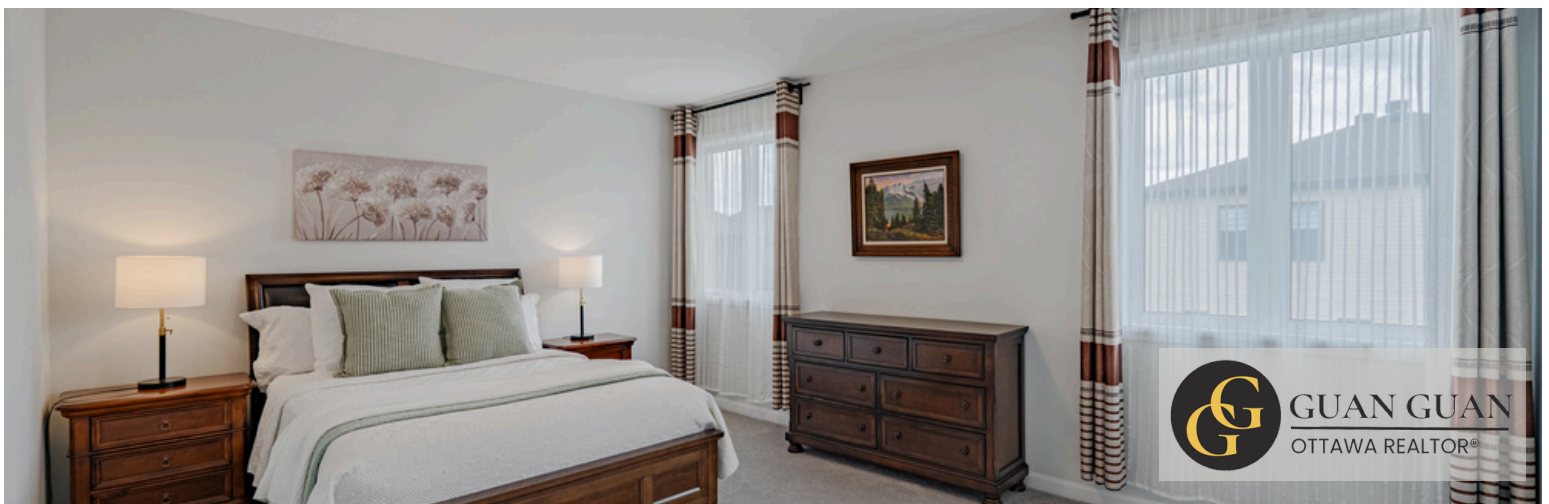


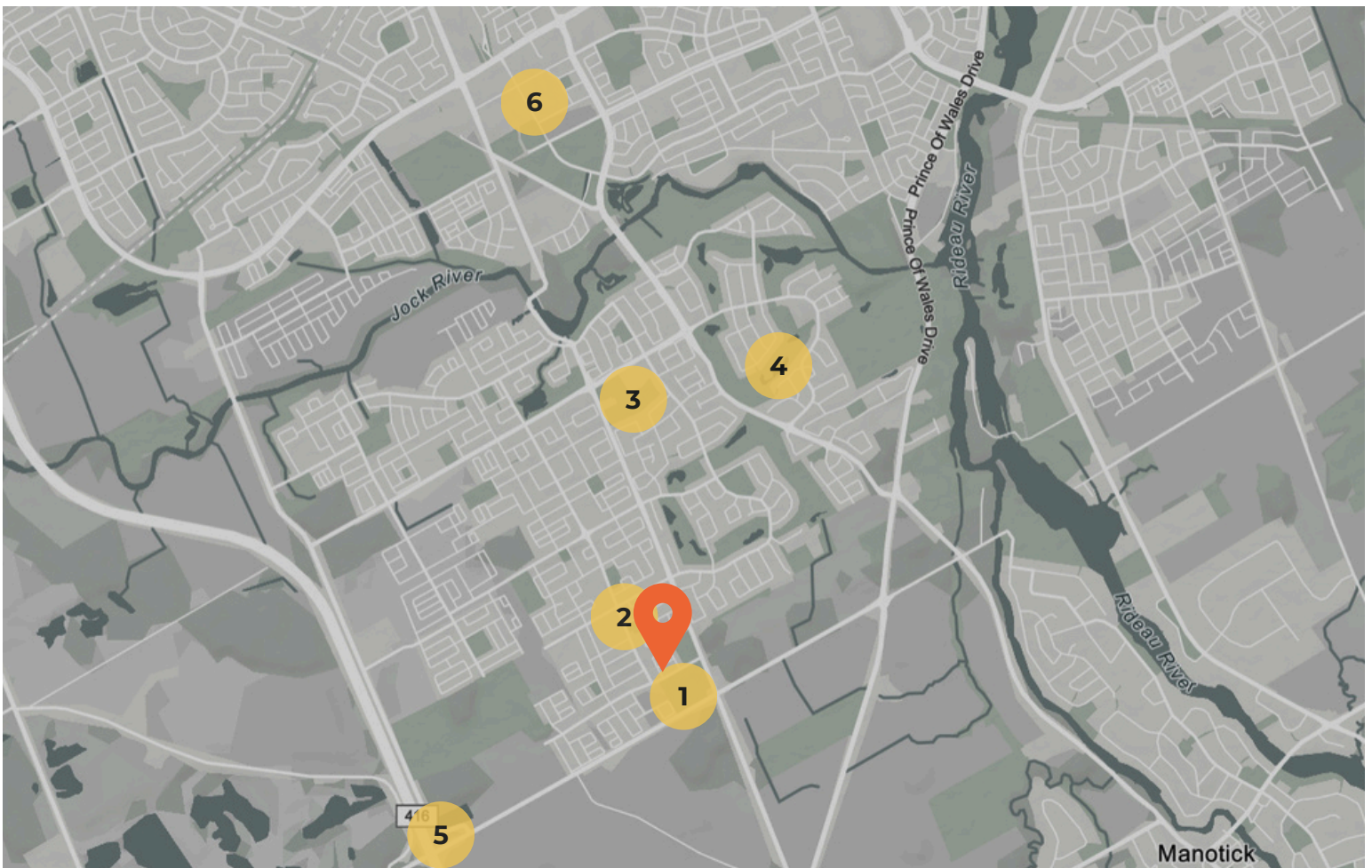
Home Details

- **Builder / Year:** Minto Homes, 2023
- **Model:** Frontenac, 2,749 sq. ft. above grade + c. 750 sq. ft. basement
- **Lot:** 43' x 92', quiet street + close to two local parks
- **Property Taxes:** \$6,540/year (2025)
- **Rental Items:** tankless water heater (\$57/month)
- **Utilities costs** (average, 2024): \$68/month (water), \$90/month (gas), \$93/month (hydro)

Upgrade Summary

- **Alternate 2nd floor layout with 3 full bathrooms**
- **Wide-plank oak hardwood** throughout first floor
- **Oak staircases** to second floor and basement
- **Quartz counters** at kitchen and 2nd floor baths
- **Added pot lights** at exterior front, dining room, living room, and other locations, plus puck lights at kitchen
- **Alternate kitchen layout** with cabinetry at rear wall with window; extended-height cabinetry throughout
- **Fully-finished basement** with oversized windows, full bed and full bath with granite counters (2024)
- **Fully-fenced backyard**, eavestrough installed





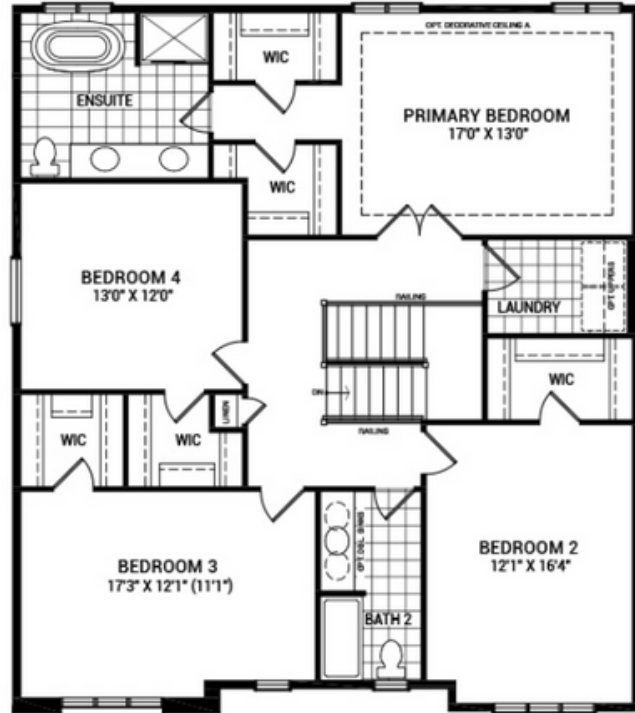
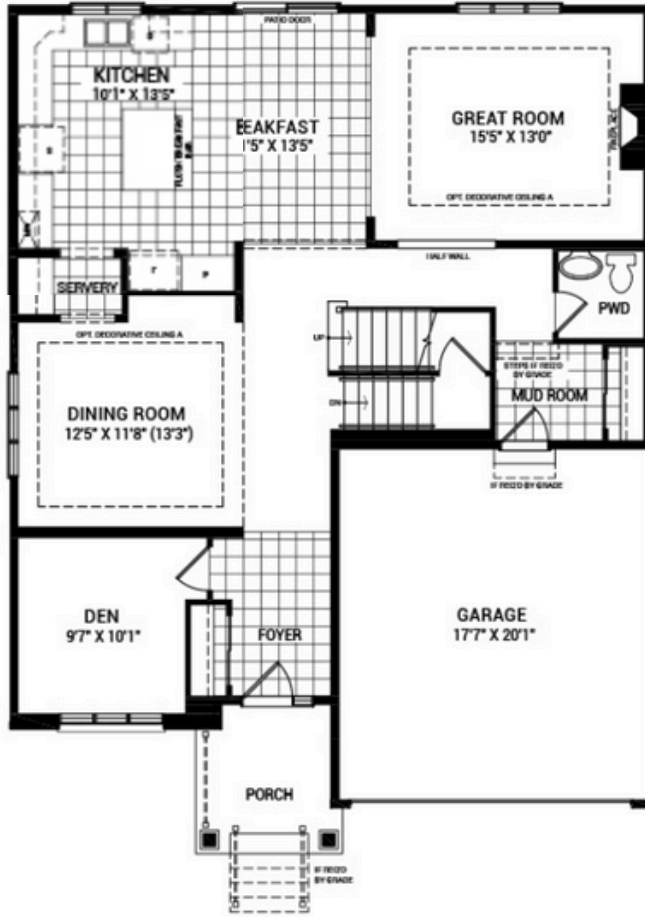
LOCAL AMENITIES & DRIVE TIMES

- 1. Cappamore Park:** 2 minute walk (170 metres) - public park, playground and sports fields
- 2. Guinness Park:** 5 minute walk (400 metres) - public park, playground, tennis courts and other local amenities
- 3. Minto Recreation Centre:** 4 minute drive (2.2 km) - indoor 25m pool, ice rinks, fitness centre, Ottawa public classes, and additional amenities
- 4. Stonebridge Golf Course:** 6 minute drive (3.8 km) - award-winning 18 hole golf course
- 5. Barnsdale Interchange:** 3 minute drive (2.3 km) - future access to HW 416 slated for completion in 2026; will reduce the downtown commute to ~25 minutes
- 6. Barrhaven Central:** 9 minutes (5.4 km) - shopping, dining, amenities, cineplex cinemas & more

LOCAL SCHOOLS

- 1. Wazonon Public School:** OCDSB JK-6 English & Early French Immersion
- 2. Cedarview Middle School:** OCDSB Grade 7-8 English & French Immersion
- 3. John McCrae Secondary School:** OCDSB 9-12 English & French Immersion
- 4. St. Benedict School:** Catholic Board JK-6
- 5. St. Joseph High School:** Catholic Board 7-12

Floorplan: Minto Frontenac (~3,500 sq. ft.)



NOTE: selected upgrades include **OPTIONAL** extended kitchen (pictured) and **OPTIONAL** 3rd bathroom on 2nd floor (**NOT SHOWN**)

LOT MAP

