THE REPS
Real Estate ProfessionalS

EIGHT NEW FREEHOLD TOWNHOMES

KING GEORGE MANOR

14 TO 28 QUILL STREET
OVERBROOK, OTTAWA

STARTING AT $950,000 + HST

LIMITED-TIME HST RELIEF*

Eligible buyers may receive up to $130,000

*APS must be entered into by March 31, 2027. Eligibility requirements apply.



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All information, including measurements, features, specifications, pricing, taxes, rebates and representations, is approximate, subject to change and must be independently verified. HST relief is subject to buyer, property and program eligibility; independent legal and tax advice is recommended.



KING GEORGE MANOR

A collection of eight freehold homes

King George Manor offers interior and end residences within one central Ottawa development. Homes begin above 2,100 sq. ft., while select finished basements increase the living area beyond 2,500 sq. ft. Both end homes have exterior access to the lower level. Unit 8 replaces the garage with a finished family room and extends the basement beneath it, bringing the home above 3,000 sq. ft.

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8 FREEHOLD HOMES

FROM $950,000 + HST

BUILT BY ROCA HOMES

14 TO 28 QUILL STREET

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EIGHT RESIDENCES

More choice within one development

2,100+
SQ FT ABOVE GRADE

2,500+
WITH FINISHED BASEMENT

3,000+
LARGEST END RESIDENCE

4
BEDROOM LAYOUTS

3.5+
BATHROOMS

8
FREEHOLD HOMES

Architectural plans list approximately 2,119 to 2,340 sq. ft. above grade, plus approximately 515 to 734 sq. ft. of basement area. Basement finish status varies by residence.



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THIRD-FLOOR TREETOP LIVING

The best rooms belong at the top.

The entire upper level is devoted to living, dining and entertaining. Skylights pull daylight into the centre of the plan, while a fireplace and private balcony give the room a natural focal point.

KITCHEN, FAMILY ROOM, DINING AND PRIVATE BALCONY

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KITCHEN + DINING

Designed to gather.

A generous island anchors the kitchen while skylights wash the room with daylight. The dedicated dining zone flows naturally toward the family room and balcony, creating one uninterrupted entertaining level.

OVERSIZED ISLAND, APPLIANCES INCLUDED, SKYLIGHTS AND PRIVATE BALCONY

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SECOND FLOOR

Two suites. No compromise.

The principal suite pairs a five-piece ensuite with a generous walk-in closet. The second bedroom has its own walk-in closet, tiled shower ensuite and Juliet balcony. A dedicated laundry room completes the level.

5-PIECE PRIMARY ENSUITE
3-PIECE SECOND ENSUITE
SECOND-BEDROOM JULIET BALCONY
DEDICATED LAUNDRY ROOM

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GROUND FLOOR

Two bedrooms. One flexible level.

The ground floor includes two bedrooms and a full bathroom. One bedroom has a closet and direct exterior access, making it equally useful as a private office, guest room or multigenerational space. The garage connects directly to the interior.

2 BEDROOMS, FULL BATHROOM AND INTERIOR GARAGE ACCESS





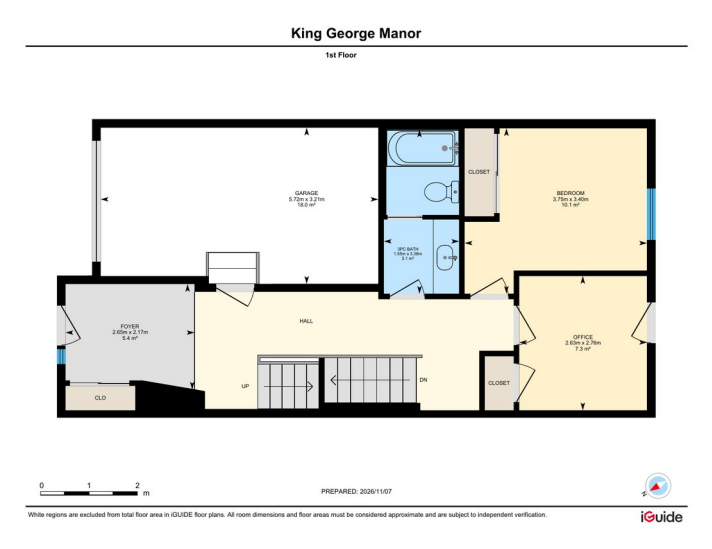


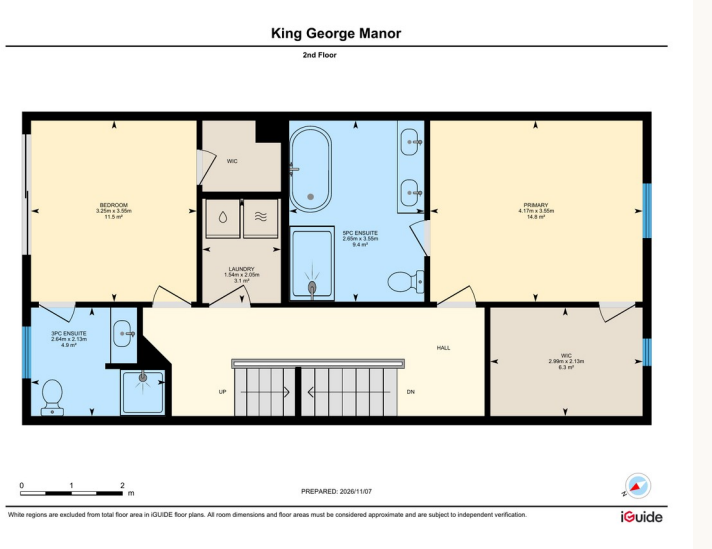
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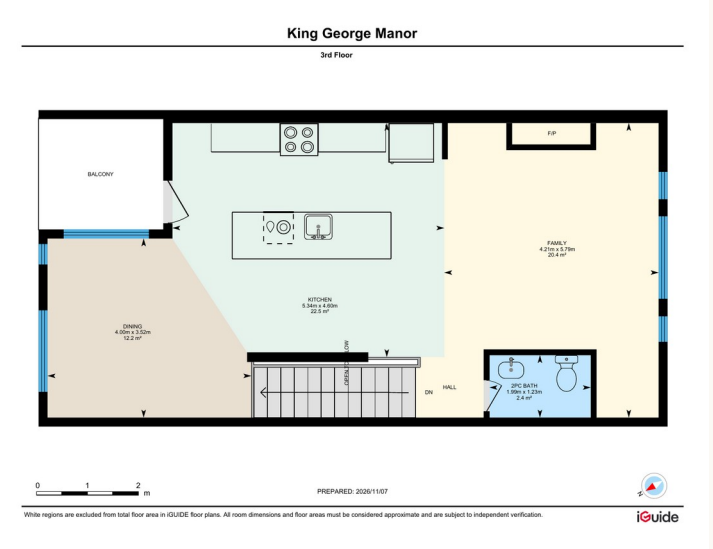
MEASURED MODEL RESIDENCE

Three levels above grade

Bedrooms and living areas are separated by floor. Select residences add finished basement space below.







01 GROUND

Two bedrooms, full bath and garage

02 PRIVATE

Two bedroom suites, two ensuites and laundry

03 LIVING

Kitchen, dining, family room and balcony

Floor plans depict the measured garage model. Unit 8 has a different no-garage plan, shown on the following page. Dimensions are approximate.

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SIGNATURE END RESIDENCE

More than 3,000 sq. ft. across four levels

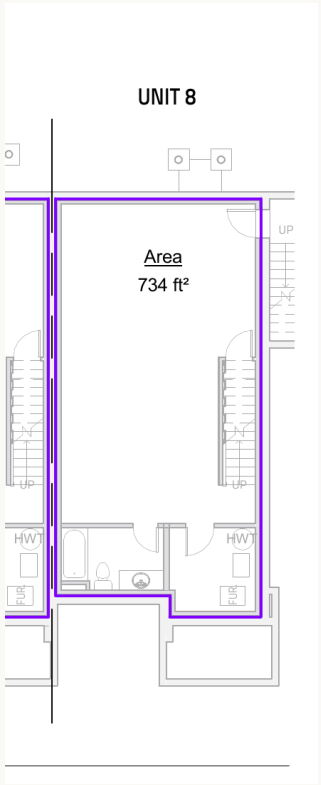
Unit 8 takes a different approach. The garage footprint becomes a finished family room, while the basement extends beneath it to create 734 sq. ft. of finished lower-level space. Both end homes also have exterior access to the lower level.

UNIT 8 / 28 QUILL STREET

2,340 SQ. FT. ABOVE GRADE
734 SQ. FT. FINISHED BASEMENT
NO GARAGE, ADDITIONAL FAMILY ROOM
EXTERIOR LOWER-LEVEL ACCESS

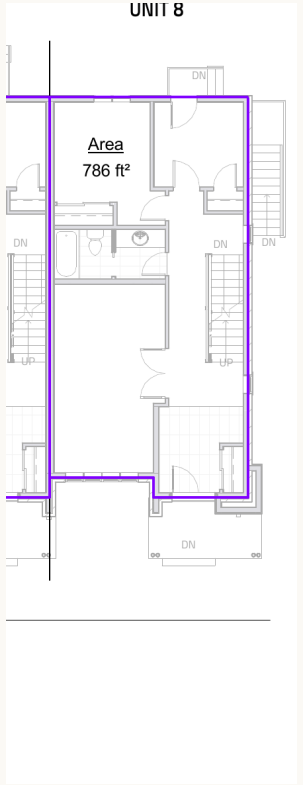
ARCHITECTURAL AREA PLAN

The largest end residence



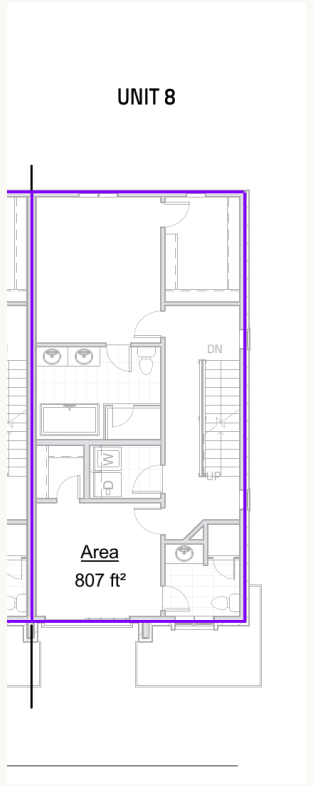
FINISHED BASEMENT

734 SQ. FT.



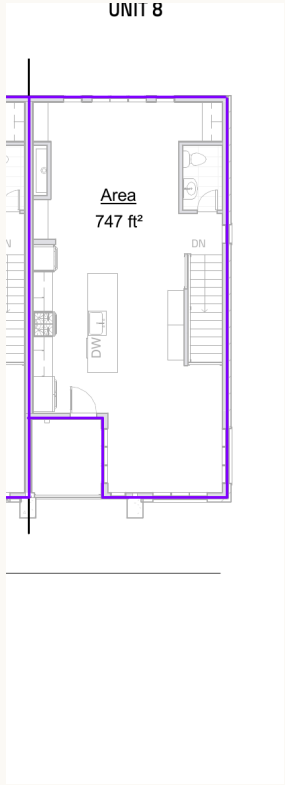
GROUND + FAMILY ROOM

786 SQ. FT.



SECOND

807 SQ. FT.



THIRD

747 SQ. FT.

Architectural areas are approximate. Final measurements and availability should be verified.

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BUILT BY ROCA HOMES

Materials that feel considered.

High ceilings set the tone throughout. Three gorgeous hardwood staircases match the wide-plank hardwood carried through the entire home, excluding the washrooms and lower level. Clean millwork, large-format tile and generous glazing complete the contemporary finish.

APPLIANCES, FRONT INTERLOCK AND GARAGE DOOR OPENER INCLUDED WHERE APPLICABLE

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OVERBROOK

Central, connected, quietly residential.

Overbrook keeps the city within reach while preserving a neighbourhood rhythm at home.

01 Rideau River paths and cycling routes

02 Community centre and large parks next door

03 Beechwood shops and dining

04 Quick highway access and a short commute downtown

05 Rideau Sports Centre

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AVAILABLE RESIDENCES

Eight homes to choose from

STARTING AT $950,000 + HST

LIMITED-TIME HST OPPORTUNITY

Eligible buyers may receive up to $130,000 in combined HST relief*

CHOICES ACROSS THE COLLECTION

FOUR-BEDROOM LAYOUTS
3.5+ BATHROOMS
2,100+ SQ. FT. ABOVE GRADE
LOWER-LEVEL BATH ROUGH-IN OR FINISHED BATH
END-HOME LOWER-LEVEL ACCESS

2,500+ SQ. FT. WITH FINISHED BASEMENT
GARAGE + TWO-CAR DRIVEWAY IN MOST HOMES
UNIT 8 FAMILY ROOM IN PLACE OF GARAGE
LARGEST END HOME OVER 3,000 SQ. FT.
FULL TARION NEW-HOME WARRANTY

Ronaldo Sayah
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*Agreement of Purchase and Sale must be entered into by March 31, 2027. Subject to buyer, property and program eligibility, including qualifying primary-residence requirements. Independent legal and tax advice is recommended.

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KING GEORGE MANOR

Eight homes. One rare opportunity.

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Request a private preview

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