

Victoria 24

in Marquis Ravine

17142 2 Street NE

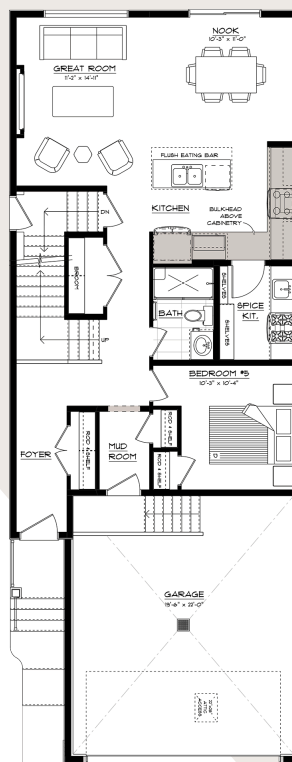
2,203 SQFT • 5 Bedrooms • 4 Bathrooms

KEY FEATURES

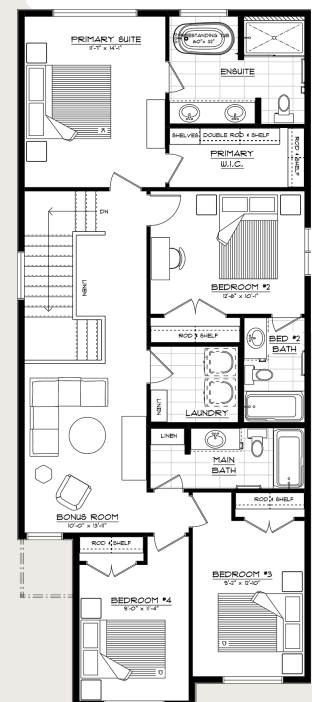
- Modern Farmhouse elevation with a front gable roof, shed roofs over the veranda and garage, vinyl board and batten accents, and a designer paint grade garage door with clear glass
- Front foyer with its own rod and shelf closet, and an added picture window carrying daylight down the stairwell
- Mudroom off the garage with two rod and shelf closets, opening into the main living space
- Dedicated spice kitchen behind a French door with a second chimney style range hood, sink, and full shelving
- Kitchen island with a flush eating bar, and a dining nook along the rear windows
- Great room anchored by a 60" electric fireplace, with a sliding patio door to the back yard
- Main floor bedroom with its own full bathroom, ideal for guests or multi-generational living
- Separate exterior side entrance to the basement stairwell, for added flexibility and future potential
- Primary ensuite with a freestanding soaker tub, dual vanities, a private water closet, and a tiled shower with a full-width tiled shampoo ledge
- Walk-through primary closet connecting the ensuite to the primary bedroom
- Second bedroom with a private ensuite, plus a central bonus room and laundry on the bedroom level
- 9' basement foundation walls, a three-piece bathroom rough-in, and a solar-ready 200-amp electrical panel



MAIN FLOOR



SECOND FLOOR



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DISCLAIMER: Actual homes may not be exactly as shown. Images, renderings, and front elevations are for illustrative purposes only. Pricing, floor plans, specifications, pictures, dimensions, and square footage shown are approximate and are subject to change without notice based on factors such as model type, lot selection, and interior selections. Square footage calculations are measured in accordance with the Residential Measurement Standard (RMS). All pricing shown is GST-inclusive.

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