

\$1,750,000 - 2 Nicholas Way, Guelph (victoria North)

MLS® #X12480056

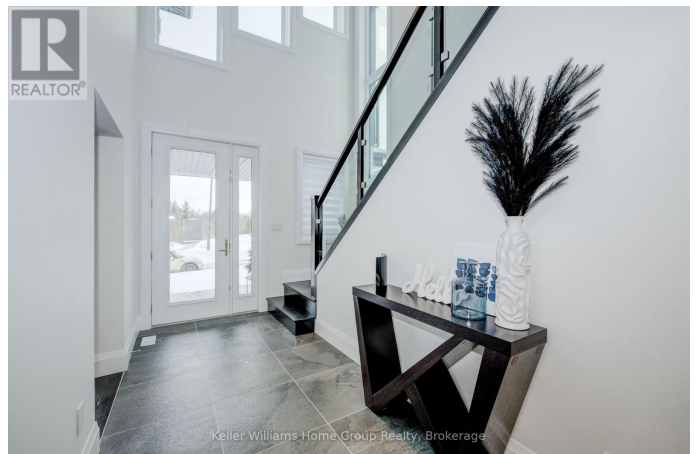
\$1,750,000

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Victoria North, Guelph (victoria North), Ontario

STUNNING PROFESSIONALLY DESIGNED NET ZERO MODEL HOME FOR SALE! Experience elevated living in this upgraded, energy-efficient Net Zero home featuring roof-mounted solar panels that produce zero carbon emissions. This modern residence makes a bold architectural statement with striking curb appeal and a welcoming presence that sets it apart. Step inside to discover an equally impressive interior a family-friendly, open-concept layout enhanced by on-trend, timeless finishes. The main floor exudes comfort and sophistication with soaring 10-foot ceilings, hardwood floors, quartz countertops, and custom window treatments all perfectly coordinated in a refined color palette. Enjoy your morning coffee or evening drink on the covered rear patio or private balcony off the media room, overlooking the tranquil green space. The Primary Suite is a true retreat, featuring a luxurious ensuite with designer tile, a custom shower, and every thoughtful upgrade. The media room impresses with its extra-tall ceilings, while the main halls clerestory detail fills the upper level with natural light and architectural flair. The fully finished basement includes a separate entrance, offering potential for an income suite or additional living space for your growing family. Discover exceptional design, craftsmanship, and energy efficiency in every corner of this remarkable home.

For purposes of property tax the property is currently assessed



as commercial since it is being used as a model home. After purchase, the new owner simply needs to notify the city that it will be used as a residential property to have the taxes adjusted back to standard residential rates. (id:6289)

Essential Information

Listing #	X12480056
Price	\$1,750,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2 Nicholas Way
Subdivision	Victoria North
City	Guelph (victoria North)
Province	Ontario
Postal Code	N1E0T1

Amenities

Amenities	Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Solar Equipment
Parking Spaces	4
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Water softener, Water meter, Water Heater
Heating	Electric Forced air
Fireplace	Yes
# of Fireplaces	1

# of Stories	2
Has Basement	Yes
Basement	Separate entrance

Exterior

Exterior	Brick, Vinyl siding
Lot Description	50 x 105 FT
Foundation	Poured Concrete

Listing Details

Listing Office	Keller Williams Home Group Realty
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