

The Victoria



Experience • Quality • Trust

The Victoria

3 bedroom 3 1/2 bath ranch. 1st floor master with laundry adjacent, large mud room.

Great entertaining space complete with billiards, wet bar, wine tasting area and multiple custom hobby spaces.

FEATURES:

- Approximately 6,967 square feet
- Master with Laundry adjacent
- Open floor plan
- Large mud Room with built-in bench & cubbies
- Great entertaining & hobby spaces
- Kitchen walk-in pantry
- 4 car garage with professional pet grooming bath & walk-in ramp
- Bonus space available above garages 851 square feet



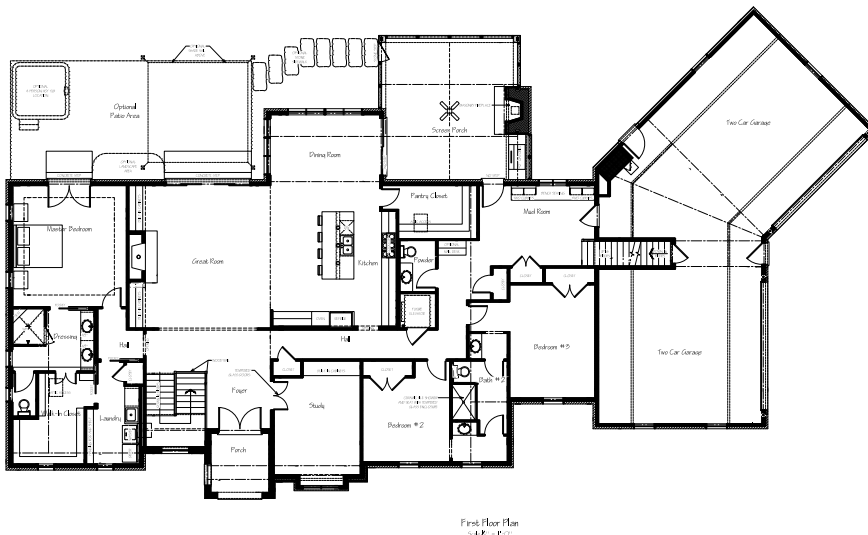
 **John Hill
Construction**

Call or Visit Us at 513-677-8991
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FIRST FLOOR:

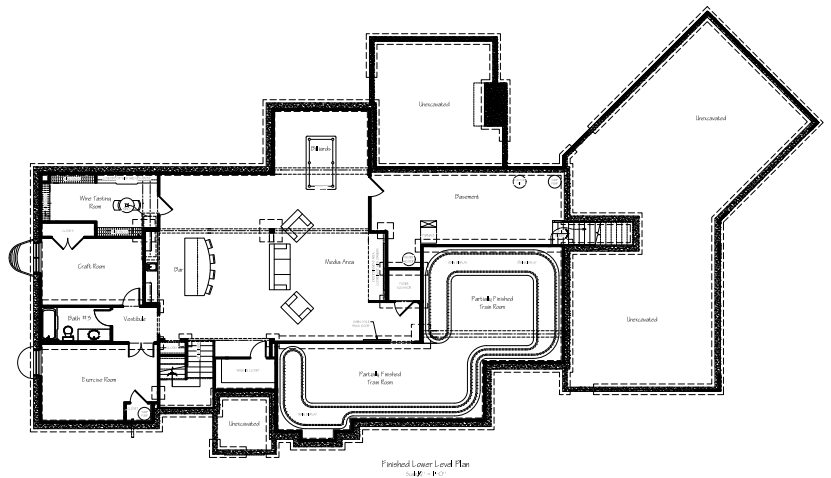
- Approximately 3,379 square feet
- Large Kitchen with walk-in pantry
- Master with Laundry adjacent
- Large Mud room with bench, cubbies & closets
- Study
- Great Room with fireplace & built-ins
- Screened porch with fireplace
- Two additional bedrooms with Jack & Jill bath
- Four car garage space with pet grooming bath
- Optional space for elevator in future



First Floor Plan
5.12.14 - P.01

LOWER LEVEL OPTION:

- Approximately 2,737 square feet
- 8-9 foot high ceilings through out
- Wine tasting room
- Large entertaining space with wet bar, media area & billiards
- Walk-in closet for storage
- Exercise room
- Craft room
- Partially finished Train Room
-Could be finished as a wood shop, play room or other purpose



Finished Lower Level Plan
4.27.14 - P.01