

# Welcome to 30 Holland Avenue

Updated two bedroom home in a fabulous location close to great shops & restaurants in Wellington Village & steps to Tunney's Pasture. Bright & updated kitchen. Main floor den, main floor full bathroom, hardwood floors, good size bedrooms with ensuite bath off master. Beautifully landscaped yard with large sundeck & perennial gardens. New hi-eff furnace in 2006 & air conditioning in 2007. Many more updated features.

## Room Dimensions

### MAIN LEVEL

Living Room	Main	14.02 X 10.04
Kitchen	Main	15.09 X 11.10
Den	Main	8.10 X 6.06
Full Bath	Main	4 piece

### SECOND LEVEL

Master Bed	2nd Level	12.03 X 11.05
Ens Bath	2nd Level	3 Piece
Bedroom 2	2nd Level	16.11 X 11.00

### BASEMENT

Laundry	Basement	
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## Property Details

<b>List Price:</b>	\$ 274,900
<b>Taxes:</b>	\$2,025/2008
<b>Lot Size:</b>	33ft X 96ft
<b>Heating:</b>	Forced Air Gas - Air Conditioning
<b>Rentals:</b>	Hot Water Tank
<b>Parking:</b>	Private Driveway - 4 car parking
<b>Possession:</b>	Mid December 2008

## Special Features

### Exterior appeal:

- Great location, close to Tunney's Pasture, Wellington Village, the Parkdale Market and the GCTC
- Private driveway with 4 car parking
- Beautifully landscaped front and rear yards
- West-facing fenced backyard with deck and perennial gardens (2006)
- Exterior stucco painted 2006
- Most newer windows
- New porch shingles and paint 2008
- Central Air Conditioning 2007

### Interior appeal:

- Tastefully decorated throughout
- Spacious entry foyer with double closet and ceramic foyer
- Living room with refinished hardwood floor and new window (Oct. 2008)
- Main floor den with refinished hardwood floor
- Updated full bathroom on main floor
- Renovated bright kitchen with ceramic floor and convenient side door access
- Separate eating area with patio doors to deck and yard
- Master bedroom with hardwood floor, great sized closet and 3 piece ensuite bathroom
- Great sized second bedroom, also with hardwood floor
- High Efficiency Gas Furnace 2006
- Additional attic insulation 2006

**Inclusions:** Refrigerator, Stove, Dishwasher, Dryer, All Window Blinds, Mirror and shelving in ensuite bathroom.

Please see Listing Agent for a detailed list of updates.

All above mentioned information is believed to be accurate but is not warranted.