

# Welcome to 408 Holland Avenue

Fantastic 3 bedroom semi detached home featuring hardwood floors, cove ceilings & leaded glass windows. Inviting living rm with wood-burning fireplace. Separate formal dining room - perfect for entertaining. Renovated kitchen with stainless steel appliances, tile backsplash & tile floor. Spacious master bedroom. Renovated full bathroom with soaker tub. Detached garage (left side). Private west-facing backyard with deck.

## Room Dimensions

### MAIN LEVEL

Living Room	Main	17.06 X 11.07
Dining Room	Main	11.07 X 11.01
Kitchen	Main	10.09 X 7.02

### SECOND LEVEL

Master Bed	2nd Level	14.08 X 10.06
Bedroom 2	2nd Level	12.08 X 12.00
Bedroom 3	2nd Level	10.11 X 8.01
Full Bath	2nd Level	4 Piece

### BASEMENT

Laundry

## Property Details

<b>List Price:</b>	\$ 349,900
<b>Taxes:</b>	\$3921/2009
<b>Year Built:</b>	1945 approx.
<b>Lot Size:</b>	29' x 112'
<b>Heating:</b>	Hot Water -Gas - Wall Unit A/C
<b>Rentals:</b>	Hot Water Tank
<b>Parking:</b>	Left side of detached garage Shared Driveway
<b>Possession:</b>	Sept. 4, 2009

## Special Features

### **Exterior appeal:**

- \* Located in the prestigious Civic Hospital neighbourhood
- \* Within walking distance to schools, parks, churches, public transit, Westgate, and the shops & restaurants of Wellington Village
- \* Parking on left side of detached garage
- \* West-facing backyard with large private sundeck

### **Interior appeal:**

- \* Original charm and character intact including hardwood floors and leaded glass windows
- \* Inviting living room with wood burning fireplace
- \* Separate formal dining room, ideal for entertaining
- \* Renovated kitchen with stainless steel appliances ceramic backsplash, ceramic floor, and convenient access to rear yard and parking
- \* Spacious master bedroom with a large leaded glass window
- \* Great sized secondary bedrooms
- \* Renovated full bathroom with soaker tub
- \* Wall unit air conditioning 2008
- \* New boiler May 2008

**Inclusions:** Refrigerator, Stove, Dishwasher, Hood Fan, Washer, Dryer, All Window Blinds, All Existing Light Fixtures, Auto Garage Door Opener + Remote

**Exclusions:** Dining Room Curtains and Rods, Office Curtains and Rods, Baby Gates

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