

# Welcome to 421 Holland Avenue

Fabulous 4 bedroom semi-detached home in the popular Civic Hospital neighbourhood. Spacious & open concept living & dining rooms. Beautifully renovated designer kitchen w/ceramic flrs and terrace drs to deck. Three excellent sized bedrooms on the second floor & a third floor master bedroom retreat. Hardwood floors, leaded windows. Detached garage. Roof re-shingled 2008.

## Room Dimensions

### MAIN LEVEL

Living Room	Main	18.02	X	11.06
Dining Room	Main	15.02	X	10.01
Kitchen	Main	15.11	X	7.04

### SECOND LEVEL

Bedroom 2	2nd Level	14.02	X	10.10
Bedroom 3	2nd Level	11.00	X	10.09
Bedroom 4	2nd Level	10.10	X	9.05
Full Bath	2nd Level	4 Piece		

### THIRD LEVEL

Master Bedrm	3rd Level	29.00	X	13.05
--------------	-----------	-------	---	-------

### BASEMENT

Laundry  
Storage/Utility

## Special Features

### Exterior appeal:

- \* Located in the prestigious Civic Hospital neighbourhood, within walking distance to schools, churches, public transit, shops & restaurants of Wellington Village, and the GCTC
- \* Lovely flagstone walkway and perennial gardens lead to the front door
- \* Shared driveway
- \* Parking on right side of detached garage
- \* Rear covered patio
- \* Most newer windows and patio doors
- \* Roof resingled in 2008

### Interior appeal:

- \* Original charm and character intact including hardwood floors, leaded glass windows, cove ceilings
- \* Elegant living room with leaded glass bay window
- \* Separate dining room, open to kitchen, ideal for entertaining
- \* Renovated kitchen with mosaic glass tile backsplash, ceramic floor, pantry, pots/pans drawers, and terrace door access to the rear yard
- \* Three good sized bedrooms on the second floor with ample closet space
- \* Third floor currently used as a spacious master bedroom but could be a great family room/office

**Inclusions:** Dishwasher, Washer, Dryer, All Existing Light Fixtures, Window Air Conditioning, Two Dressers and Wardrobe in Master Bedroom, Built in Shoe Cabinet in Front Foyer, Pantry in Kitchen

**Exclusions:** Dining Room Curtains & Rods, Curtains in Front Bedroom on Second Floor

## Property Details

<b>List Price:</b>	\$375,000
<b>Year Built:</b>	1939 approx.
<b>Lot Size:</b>	24' x 104'
<b>Heating:</b>	Forced Air Oil - Air Conditioning
<b>Rentals:</b>	Hot Water Tank
<b>Parking:</b>	Right side of detached garage
<b>Possession:</b>	September 30/09 or TBA

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