

Welcome to 433 Holland Avenue

Great 3 storey, 3 bedroom semi-detached home. Bright living room with leaded glass windows & decorative fireplace flanked by stained glass windows. Lovely archway to separate dining room. Hardwood floors, cove mouldings. Efficient kitchen with access to rear deck. Three good sized bedrooms. Third floor family room/loft. Fenced yard, rear partially covered deck. Parking on right side of detached garage. Some newer Pella windows.

Room Dimensions

MAIN LEVEL

Living Room	Main	16.02	X	11.00
Dining Room	Main	13.02	X	9.08
Kitchen	Main	13.09	X	7.08

SECOND LEVEL

Master Bed	2nd Level	14.04	X	9.10
Bedroom 2	2nd Level	11.00	X	9.10
Bedroom 3	2nd Level	11.00	X	8.09
Full Bath	2nd Level	4 Piece		

THIRD LEVEL

Family Room/ Loft	3rd Level	21.00	X	12.00
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BASEMENT

Unfinished
Laundry Room
Storage
Workshop

Property Details

List Price:	\$ 339,900
Year Built:	Approx 65 years old
Lot Size:	22' x 101'
Heating:	Forced Air Gas
Rentals:	Hot Water Tank
Parking:	1 Garage Detached (right side)
Possession:	July/August 2009
Taxes:	\$3218/2009 estimated

Special Features

Exterior appeal:

- * Located in the prestigious Civic Hospital neighbourhood
- * Within walking distance to schools, churches, public transit, shops & restaurants of Wellington Village, Dow's Lake, and Westgate Mall
- * Lovely flagstone path leads to the stately front door
- * Class brick exterior - low maintenance
- * Large fenced backyard with sundeck - ½ covered, perfect for year-round barbequing.
- * Parking for one car on the right side of detached garage (south side of the property)
- * Some newer Pella windows
- * New eavestroughing in the fall of 2008

Interior appeal:

- * Original charm and character intact including hardwood floors, coved mouldings, leaded & stained glass windows
- * Bright living room with decorative fireplace, flanked by two beautiful stained glass windows
- * Lovely archway leads to the separate formal dining room, ideal for entertaining
- * Efficient kitchen with cupboards to the ceiling and access to rear deck
- * Master bedroom features leaded glass/stained glass window and a large closet
- * Two additional good sized bedrooms
- * Great third floor offers bonus family room space

Inclusions: Refrigerator, Stove, Dishwasher, Washer, Dryer, All Window Coverings

Exclusions: Curtains in rear bedroom, workbench

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