

Lot Size: 25 feet by 95.03 feet
Parking: Mutual drive with detached garage, parking for 1 car.
Heating: Forced air gas
Taxes: \$3,102.38 for 2013
Approx. Annual Utility Cost: Hydro \$1,200.00, Heat \$1,500.00, Water \$1,122 .00
Possession: Insurance \$1,080.00
Offers: 60 days or to be arranged.
Wednesday, April 23, 2014

Home Improvements By Seller:

- ♦ 2014-New kitchen floors.
- ♦ 2012-Installed new kitchen cabinets, counter tops, backsplash.
- ♦ 2011-New mirror door closets in all 2nd floor bedrooms.
- ♦ 2008-New ceilings and moldings on main floor.
 - New hardwood and ceramic floors on main floor.
 - Open walls on main floor.
 - New floors on the 2nd floor and basement.
 - New mirrored door closet in foyer.

Mechanics:

- ♦ Rated above average by Baker Street Home Inspection Services.
- ♦ 100 amp service, no knob and tube.
- ♦ Furnace is 8+ years old.
- ♦ Predominant copper water lines.

Inclusions:

- ♦ Fridge, stove, built in microwave, washer, dryer, all electric light fixtures and sconces, all window coverings, built ins in living room.



JOSIE STERN TEAM
ON YOUR SIDE

Welcome to 136 Holland Park Avenue



Josie Stern
Sales Representative
Cell (416) 568-0001

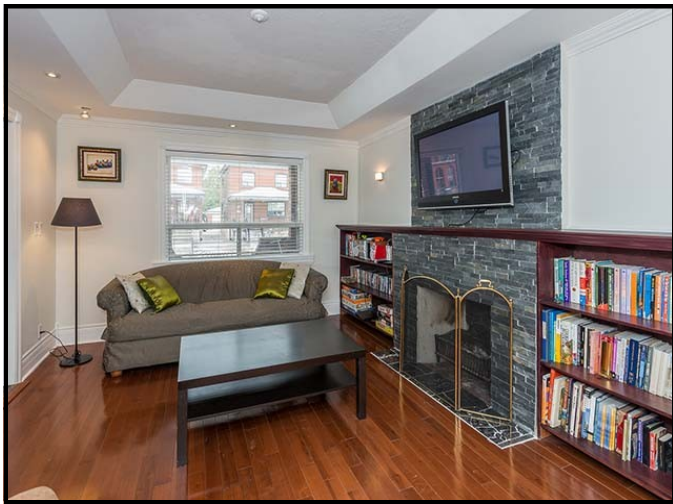
Price: \$599,000

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Valerie Benchitrit
Sales Representative
Cell (416) 726-9093

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136 Holland Park Avenue

Main Floor (Ceiling Height 8 ft 5 in)

- | | | |
|-------------|--------------------------|---|
| Foyer | 15 ft 2 in by 6 ft 8 in | ♦ Ceramic floors, double sliding door mirror closet.
♦ Blass blocks, crown molding. |
| Living Room | 14 ft 9 in by 12 ft | ♦ Hardwood floors, fireplace (non operational) with brick front and built in shelves on either side, open to dining room, crown molding, pot lights, window. |
| Dining Room | 12 ft 7 in by 10 ft 2 in | ♦ Hardwood floors, open to living room and kitchen, crown molding, pot lights, window. |
| Kitchen | 18 ft 9 in by 8 ft 3 in | ♦ Ceramic floors, upper and lower cabinets.
♦ Double stainless steel sink with single lever faucet, ceramic backsplash, over looks dining room.
♦ Built in microwave, pot lights, door to yard. |

2nd Floor (Ceiling Height 8 ft 3 in)

- | | | |
|------------------|--------------------------|---|
| Master Bedroom | 14 ft 8 in by 10 ft 6 in | ♦ Linen closet
♦ Laminate floors, double sliding doors mirrored closet, crown molding, window. |
| Second Bedroom | 11 ft 4 in by 10 ft 6 in | ♦ Laminate floors, double sliding doors mirrored closet, crown molding, window. |
| Third Bedroom | 11 ft by 9 ft 2 in | ♦ Laminate floors, double sliding doors mirrored closet, window. |
| 4 Piece Bathroom | | ♦ Ceramic floors, ceramic wainscoting, single sink with under mount cabinets, window. |

Basement (Ceiling Height 6 ft 7 in)

- | | | |
|------------------|--------------------------|---|
| Recreation Room | 17 ft by 10 ft 8 in | ♦ Separate entrance
♦ Laminate floors, fireplace (non operational) with stone front and mantle, pot lights, above grade windows. |
| Bedroom | 10 ft 2 in by 10 ft 2 in | ♦ Laminate floors, French doors.
♦ Closet, pot lights. |
| Storage Room | 18 ft 6 in by 6 ft 3 in | ♦ Laminate floors, above grade window. |
| 3 Piece Bathroom | | ♦ Ceramic floors, single sink with under mount cabinets, built in shelve, above grade window. |
| Laundry | | ♦ Ceramic floors, combined with furnace. |

