

Welcome to

408 Holland Avenue



CHELL
TEAM



Welcome to this charming semi-detached home, full of character and beautiful curb appeal, nestled in the heart of the highly sought-after Civic Hospital neighbourhood. Located within the top-rated Elmdale PS catchment and just steps from the scenic trails of the Experimental Farm, Dows Lake, and the trendy shops and restaurants of Wellington Village. The main level features a bright and inviting living room with a fireplace and stunning bay window that fills the space with natural light. The layout flows seamlessly into the formal dining room, perfect for hosting. The kitchen boasts stainless steel appliances and offers convenient access to the west-facing backyard, complete with a newer cedar deck and awning (2020). Upstairs you'll find three generously sized bedrooms and an updated 4-piece bathroom. The basement provides ample storage and potential for additional living space. Many recent updates. Excellent opportunity to own within one of Ottawa's most desirable communities!





MAIN LEVEL

Living Room 15'3" x 11'5"
Dining Room 11'5" x 11'0"
Kitchen 10'8" x 7'3"

SECOND LEVEL

Primary Bedroom 12'6" x 12'0"
Bedroom 14'6" x 10'0"
Bedroom 10'10" x 8'0"
Bathroom 4-piece

BASEMENT

Laundry Area
Storage

Bedrooms: 3
Bathrooms: 1
Neighbourhood: Civic Hospital
Lot Size: 29 ft x 112 ft
Year Built: 1939
Possession: TBA
Style: Semi-Detached, 2 Storey
Exterior: Brick, Stucco
Parking: 2
Garage: Single Car Detached
Heating: Hot Water / Gas
Cooling: Wall Unit
Flooring: Hardwood, Tile
Taxes: \$ 6,553.64 / 2024

INCLUSIONS

Fridge, Stove, Dishwasher, Hood Fan, Washer,
Dryer, Window Coverings, Light Fixtures,
Bathroom Mirror

EXCLUSIONS

None





UPGRADES LIST

408 Holland Avenue

2024

- Custom window coverings in living room
- Garage door
- All front windows

2023

- Dishwasher

2020

- Cedar deck
- Awning over back door
- Rear basement window

2018

- Rear bedroom window

2015

- Eavestrough

2012

- Replaced stucco along top front wall with EIFS
- Replaced soffit and baffles along rear
- Rewired main room plugs and added GFI on second level

2011

- Wall Unit A/C

2008

- Boiler



CHELL
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