

# *Welcome to*

206A Holland Avenue



CHELL  
TEAM





Stunning semi-detached home, built in 2013, located in sought-after Wellington Village and backing directly onto Fisher Park! This rare offering provides the luxury and comfort of a newer build in the heart of Ottawa's most trendy and vibrant neighbourhood. The professionally landscaped front yard creates instant curb appeal. Inside, a bright welcoming foyer leads to an impressive interior featuring hardwood floors, recessed lighting, and an abundance of windows that flood the space with natural light. The chef's kitchen is designed for both daily living and entertaining, with quartz countertops, an oversized island with pendant lighting, and separate walk-in pantry. The spacious open-concept living and dining area is ideal for gatherings or quiet evenings at home, with a contemporary gas fireplace flanked by windows and patio doors to the backyard. A stylish powder room completes the main level. Upstairs, the spacious primary suite boasts two walk-in closets and a luxurious spa-like ensuite with dual sinks, soaker tub, and oversized glass shower. Two generous additional bedrooms and a 5-piece main bathroom can be found at the top of the large, open landing. A full laundry room with sink and built-in cabinetry add convenience and functionality to the top floor. The fully finished basement features a bright and versatile recreation room with large windows, a second gas fireplace, a full bathroom, and plenty of storage plus the flexibility to add a fourth bedroom. Outside, enjoy a private, west-facing backyard with no rear neighbours, complete with a large stone patio, beautiful landscaping, and a natural gas BBQ. All this just steps from the LRT, Elmdale Tennis Club, Fisher Park, Parkdale Market, schools, the GCTC and some of Ottawa's trendiest shops and restaurants in Wellington West. Urban living at its finest!







<b>MAIN LEVEL</b>	
Foyer	7'7" x 6'10"
Kitchen	14'1" x 10'0"
Pantry	
Living/Dining Room	19'9" x 19'5"
Bathroom	2-piece

<b>SECOND LEVEL</b>	
Primary Bedroom	15'0" x 13'9"
Ensuite	5-piece
Bedroom	13'11" x 11'6"
Bedroom	13'3" x 11'0"
Bathroom	5-piece
Laundry Room	9'6" x 5'1"

<b>BASEMENT</b>	
Recreation Room	25'1" x 18'11"
Bathroom	4-piece

Bedrooms: 3  
 Bathrooms: 4  
 Neighbourhood: Wellington Village  
 Lot Size: 24.98 ft x 100.95 ft  
 Year Built: 2013  
 Possession: After July 20<sup>th</sup> / TBA  
 Style: Semi-Detached, 2 Storey  
 Exterior: Stone, Stucco  
 Parking: 2  
 Garage: Single Car Attached  
 Heating: Forced Air / Natural Gas  
 Cooling: Central Air  
 Taxes: \$9,937.11 / 2025

**INCLUSIONS**  
 Refrigerator, Gas Stove, Hood Fan, Dishwasher, Washer, Dryer, All Existing Light Fixtures, All Window Blinds, Curtain Rods, Auto-Garage Door Opener + Remote(s), BBQ, Shelving in Storage Room, Central Vac & Attachment

**EXCLUSIONS**  
 Tenant's Belongings









Designated Representative Patti Brown

**Sarah Toll**  
Broker

**Susan Chell**  
Broker

**Patti Brown**  
Broker



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Ottawa,  
it's our  
home too!