Welcome to

396 Holland Avenue



CHELL

TEAM







Welcome to this beautifully updated semi-detached home, nestled in the desirable Civic Hospital neighbourhood, steps to the Experimental Farm, great schools and the boutique shops, cafes and restaurants of Wellington West! Inside, discover an inviting living room with French doors, large picture window and decorative fireplace. Renovated kitchen with heated floors and stainless steel appliances, opens seamlessly to the dining room. A versatile main floor sitting room/home office/mudroom adds everyday convenience, with access to the backyard as well as the parking. The second level features two generously sized bedrooms, one highlighted by vaulted ceilings and exposed beams that add architectural interest. A bonus third-floor loft, accessed by one of the bedrooms, offers a versatile space that can be tailored to suit your needs and lifestyle, perfect as a home office, creative studio or yoga room. Finished basement with den/guest room and bathroom. Beautiful west-facing backyard, landscaped with a great patio area for low maintenance urban living. Detached garage and private driveway. A wonderful opportunity to enjoy the best of city living, with the perfect mix of green space, neighbourhood charm and urban conveniences all moments away!









Bedrooms: 2
Bathrooms: 2
Neighbourhood: Civic Hospital
Lot Size: 44.32 ft x 42.2 ft
Year Built: 1938
Possession: TBA
Style: Semi-Detached, 2 Storey
Exterior: Brick, Siding
Parking: 2
Garage: Single Car Detached
Heating: Forced Air / Natural Gas - 2024
Cooling: Central Air
Taxes: $7,530.95 / 2026

MAIN LEVEL

Foyer	7'5" x 3'7"
Living Room	17'0" x 11'5"
Dining Room	11'3" x 9'11"
Kitchen	11'3" x 9'2"
Office/Sitting Room	13'4" x 6'8"

SECOND LEVEL

Primary Bedroom	17'1" x 11'5"
Bedroom	15'10" x 11'3"
Bathroom	4-piece

THIRD LEVEL

Loft	19'5" x 16'8"

BASEMENT

Den/Guest Room	11'10" x 10'8"
Bathroom	3-piece
Laundry	11'5" x 7'7"
Utility/ Storage	15'6" x 11'5"

INCLUSIONS
Refrigerator, Stove, Dishwasher, Hood Fan, Washer, Dryer, All Light Fixtures, All Window Blinds, Auto Garage Door Opener + Remote(s), Smart Doorbell, Shelves in Dining Room, Shelves in Furnace Room, Cabinet in Second Floor Hallway, Patio Furniture



















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*Designated Representative

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home too!