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Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information furnished by principals and sources, which we believe are reliable, but for which we assume no responsibility. Designed and Printed by Iconica Communications Inc. 416-921-7484 www.iconica.ca

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Welcome to

18 Holloway Road

Features of this Home and Neighbourhood:

- Charming starter home or downsizing home
- Well maintained condition
- Large back yard great for entertaining and pool size
- Walking distance to TTC and Islington Village
- Easy access to The Kingsway and to major highways
- Close proximity to Islington Junior Middle School and Etobicoke Collegiate Institute
- A short walk to Echo Valley Park and Ravine System

Improvements:

- Roof less than 3 years old
- Kitchen done less than 10 years ago
- Bathroom renovated less than 18 years ago
- Furnace replaced less than 15 years ago

Main Floor:

Foyer
- Laminate floor
- Front hall closet

Living Room
- Broadloom
- Oversized window overlooking front garden
- Side window
- Decorative fireplace

Dining Room
- Broadloom
- Combined with Living Room
- Decorative nook for hutch
- Seats 6 to 8 people

Kitchen
- Vinyl floor
- Updated
- Double sink
- Laminate counter
- Tiled backsplash
- Eat-in Kitchen
- Window overlooks front and side garden
- Side entrance

Master Bedroom
- Laminate floor
- Easily fits King or Queen size
- His and Hers closets
- Large window

Second Bedroom
- Laminate floor
- Panelling
- Window overlooks back yard
- Closet

Third Bedroom
- Laminate floor
- Panelling
- Window overlooks back yard
- Closet

Four Piece Hall Bathroom
- Tiled ceramic floor
- Tiled bath and shower
- Window overlooks back yard

Lower Level:

Recreation Room
- Linoleum floor
- Built-in cabinet and shelves
- Above grade windows
- Barn board

Laundry Room
- Spacious laundry room
- Double laundry sink
- Built-in shelves and cupboards

One Large Storage Room – with work bench

Two Storage Closets

Additional Information

Inclusions:	Kitchen Aid fridge, General Electric stove, Broan ceiling vent, Kenmore washer, Moffat dryer (in “as is” condition), garden shed, all electrical light fixtures, all window coverings (except where excluded), central air conditioning and gas burner and equipment.
Exclusions:	Window coverings in Living Room and Dining Room.
Lot:	65 feet by 108.5 feet and 55 feet at rear of lot.
Driveway:	Private driveway.
Garage:	None.
Heating:	Forced air gas.
Cooling:	Central air conditioning.
Taxes:	$4,163.23 (Final 2014 Taxes)
Possession:	30 to 60 days.

Offered for Sale at $775,000