



*Welcome to 28 Holland Avenue*



*Beautiful Detached House in a Highly-Sought After East York Pocket of Family Homes  
Large Corner Lot with Awesome Front Deck for Evening Drinks*



Cameron Weir, Sales Representative (416) 578-5400 [Cameron@TheWeirTeam.ca](mailto:Cameron@TheWeirTeam.ca)  
Scott Hanton, Broker (416) 887-2530 [Scott@TheWeirTeam.ca](mailto:Scott@TheWeirTeam.ca)

Keller Williams Advantage Realty, Brokerage 1238 Queen St E Unit B, Toronto, ON M4L 1C3 O: (416) 465-4545 F: (416) 465-4533  
[www.TheWeirTeam.ca](http://www.TheWeirTeam.ca)





*Many Large Windows & Lots of Natural Light*



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*Elegant Formal Dining Area  
Gorgeous Exotic Brazilian Cherry Hardwood on Main Level*



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*Kitchen with all Stainless Steel Appliances*



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*3 Bright & Inviting Bedrooms*



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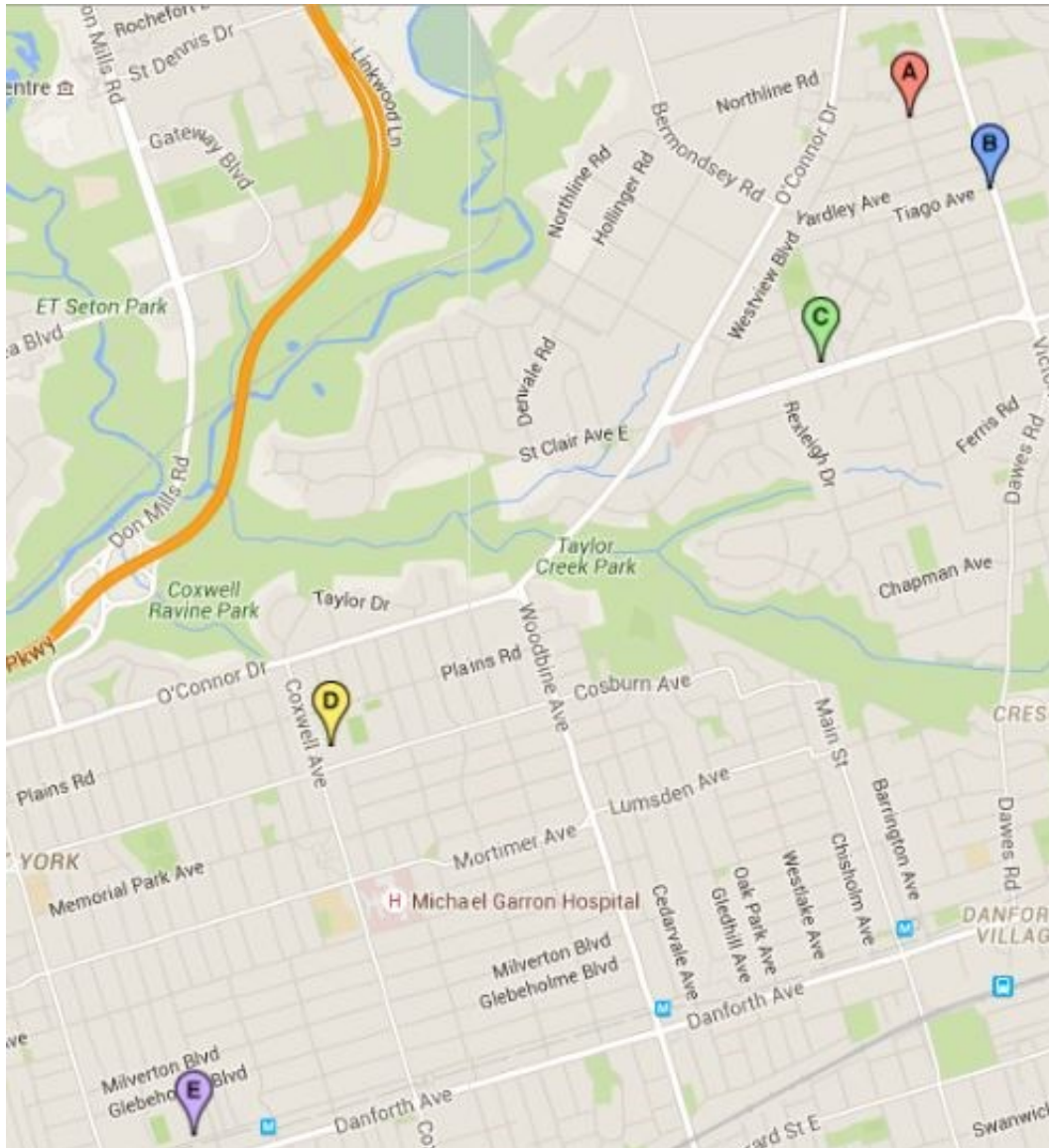


*Wonderfully Finished Basement with Separate Entrance  
Separate 2nd Kitchen, Bedroom, & Bathroom*



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## Designated Schools

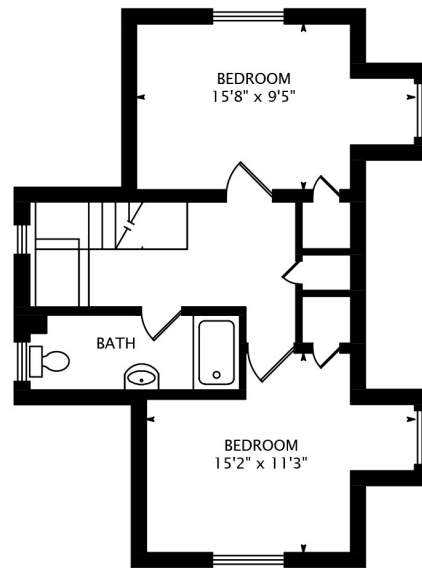
A)	28 Holland Ave		
B)	Victoria Park Elementary School (GR. JK-05)	145 Tiago Ave	(416) 396-2475
C)	Gordon A Brown Middle School (GR. 06-08)	2800 St Clair Ave E	(416) 396-2440
D)	East York Collegiate Institute (GR. 09-12)	650 Cosburn Ave	(416) 396-2355
E)	Danforth Collegiate Technical Institute (GR. 09-12)	800 Greenwood Ave	(416) 393-0620

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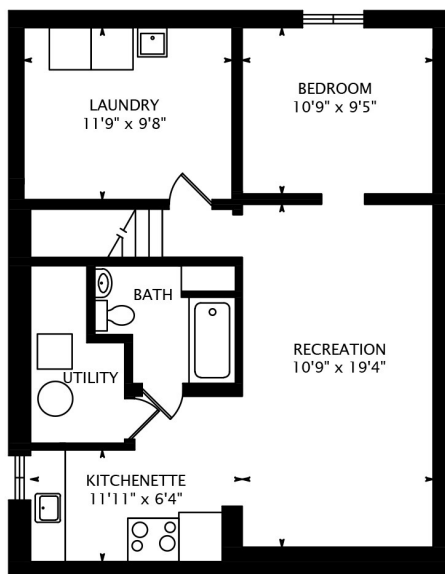
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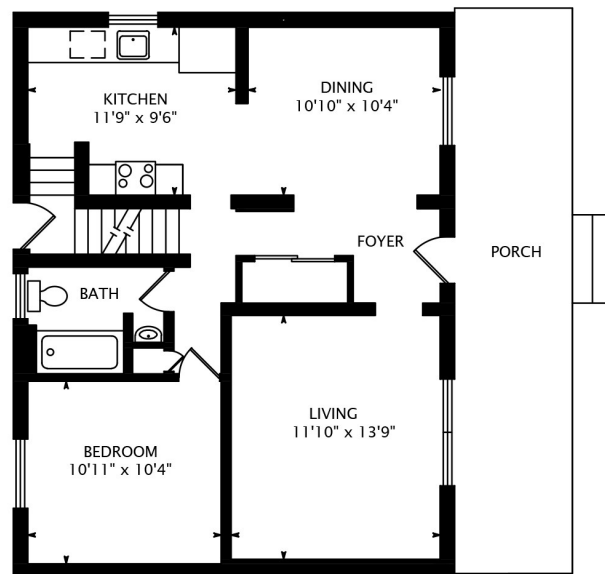
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**SECOND FLOOR**  
541 SQUARE FEET



**LOWER FLOOR**  
772 SQUARE FEET



**MAIN FLOOR**  
796 SQUARE FEET

1337 SQUARE FEET  
+ 772 SQUARE FEET BELOW GRADE