

WELCOME TO

137 Holland Park Ave

www.137HollandPark.com



Shawn Zigelstein
Broker



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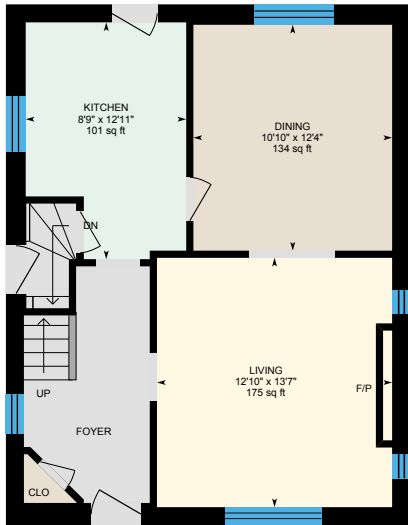
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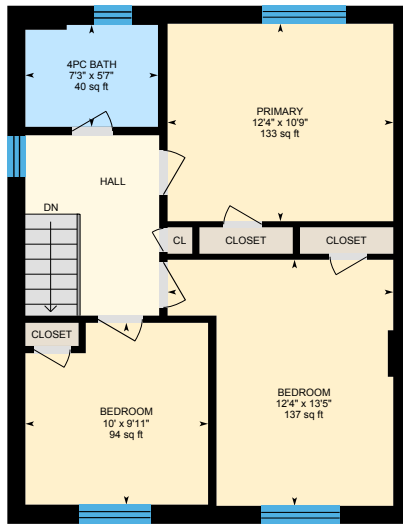
ROYAL LEPAGE

BROKERAGE INDEPENDENTLY OWNED & OPERATED

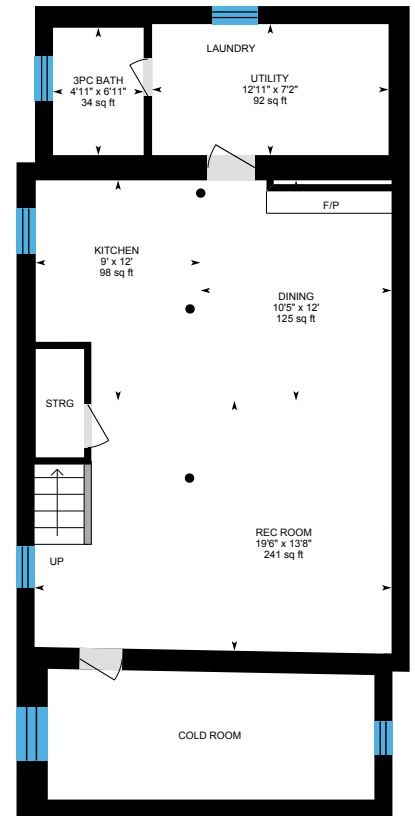
137 Holland Park Ave, Toronto



Main Floor

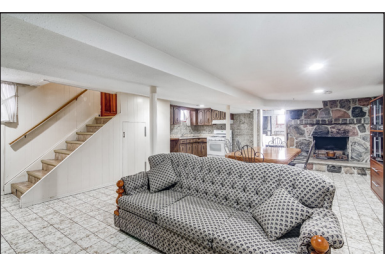
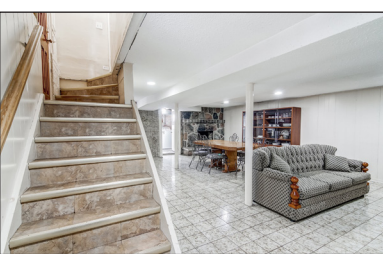


2nd Floor



Basement





PUBLIC SCHOOLS

Your neighbourhood is part of a community of Public Schools offering Elementary, Middle, and High School programming.

Rawlinson Community School

Designated Catchment School
Grades PK to 8
231 Glenholme Ave

ÉE Pierre-Elliott-Trudeau

Designated Catchment School
Grades PK to 6
65 Grace St

Oakwood Collegiate Institute

Designated Catchment School
Grades 9 to 12
991 St Clair Ave W

ÉS Toronto Ouest

Designated Catchment School
Grades 7 to 12
330 Lansdowne Ave

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

Spectrum Alternative Senior School

Grades 7 to 8
50 Davisville Avenue

Hawthorne II Bilingual Alternative Junior School

Grades PK to 6
50 Essex St

CATHOLIC SCHOOLS

Your neighbourhood is part of a community of Catholic Schools offering Elementary, Middle, and High School programming.

St. Clare Catholic School

Grades PK to 8
124 Northcliffe Blvd

ÉEC du Sacré-Coeur-Toronto

Grades PK to 6
98 Essex Street

ÉSC Saint-Frère-André

Grades 7 to 12
330 Lansdowne Ave

Loretto College School

Grades 9 to 12
151 Rosemount Ave

PRIVATE SCHOOLS

The private schools nearest to you are:



Sunflower Montessori School

Grades K to 3
482 Oakwood Ave

Hudson College

Grades PK to 12
21 Ascot Avenue

Leo Baeck Day School

Grades K to 8
501 Arlington Ave

Lycée Français de Toronto

Grades PK to 12
2327 Dufferin Street

PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



CY Townsend Park

455 Winona Dr
8 mins

Roseneath Park

15 Glenhurst Ave
8 mins

Vaughan Road Academy Pool & Grounds

529 Vaughan Rd
9 mins

FACILITIES WITHIN A 20 MINUTE WALK

3 Playgrounds
3 Pools
1 Basketball Court
1 Ball Diamond
1 Sports Field
1 Community Centre
2 Outdoor Games
Facilities
1 Fitness/Weight Room
1 Gym

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away and the nearest rail transit stop is a 21 minute walk away.

Nearest Rail Transit Stop
Eglinton West Station

Nearest Street Level Transit Stop
Rogers Rd At Glenholme Ave



1 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 4.44km.

Toronto Western Hospital (University Health Network)

399 Bathurst St

Fire Station
106 Ascot Ave

Police Station
1435 Eglinton Ave W



WONDERFUL OPPORTUNITY IN PRIME OAKWOOD VILLAGE

Attention First Time Home Buyers, Renovators, And Contractors, Your Dream Is Now A Reality. This Detached 2 Storey Family Home Is Ready For Your Personal Touch. Maintained By The Owners For The Last 35 Years, This Great Home Features A Wonderful Size Yard, Massive Double Car Garage, 3 Nice Sized Bedrooms, And A Full Basement With Separate Entrance. This Home Has Great Bones And Can Be Perfect For You And Your Family. A Little Work And Its Perfect! Tough To Get Into The Market Right Now So Here Is Your Chance. Make It Your Very Own Dream Home.

A Close Walk To Public Transit, Top Ranked Schools, Restaurants And Shopping.

The Possibilities For This Home Are Endless. Create Something For You To Move In And Fall In Love With, Or Build Yourself An Investment That Will Appreciate Over Time. So Much Potential On A Great Lot In A Great Area. Come For A Visit Today!

Extras:

All Existing Appliances (As Is): LG White Fridge, Beaumark White Stove, GE White Gas Stove and Hood Fan in The Basement; GE White Washer and Maytag White Dryer, All Electrical Light Fixtures, All Window Coverings, Garage Door Opener and Remote, A/C, Furnace, Humidifier, Hot Water Tank.

Lot Size: 21.12 ft x 100 ft | Taxes: \$4,429.85 / 2022

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