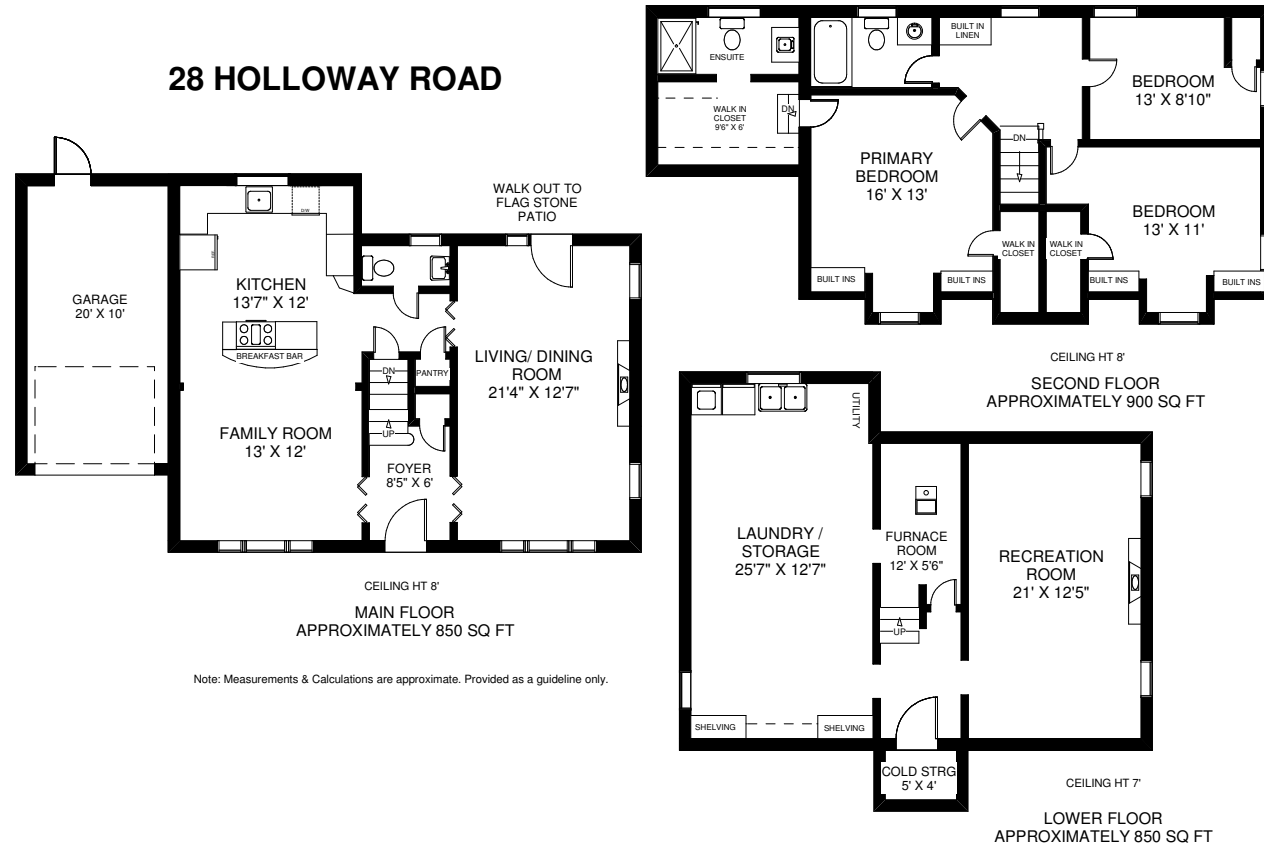




EMMERSON
HOMES

28 HOLLOWAY ROAD



More information available at
www.28holloway.com



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Prospective purchaser should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximations. Information contained herein is based on information furnished and sources we believe to be reliable but for which we assume no responsibility.

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Welcome to
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416.721.6435
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Nicole
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SALES REPRESENTATIVE

28 HOLLOWAY ROAD

Set on an extraordinary property on one of the most coveted streets in the heart of Islington Village, this storybook English cottage captures the quiet beauty and timeless charm that make this little enclave so desirable.

There is a genuine sense of community here that is hard to find. Neighbours become friends, conversations happen at the end of driveways, children play in front yards and dog owners know each other by name.

Bordered to the north by the prestigious Islington Golf Club, the neighbourhood feels like a peaceful village retreat, with winding tree-lined streets, charming homes and walking distance to Echo Valley Park and its scenic trail system.

Key features include:

- Spectacular 60' x 182.5' lot
- Live in current house and renovate or build new
- Deep set back off road
- Expansive & private "country in the city" back garden
- 1750 sq. ft. (main & upper floors) 850 sq. ft. basement
- 3 bedrooms
- 3 bathrooms including main floor powder, 4 piece main bath & ensuite
- Large updated kitchen with island and adjoining seating area – could be used as formal dining area
- 2 – wood burning fireplaces
- Large living room (currently set up as a dining room)
- Finished basement with rec room and fireplace
- Walking distance to local parks & schools
- Steps to TTC
- Mins by car to Kipling subway and GO station
- Mins to the 427 & Pearson Airport

Neighborhood Schools

Toronto District School Board

- Islington Junior Middle School (JK-8)
- Etobicoke Collegiate Institute (SS)

Catholic District School Board

- Our Lady of Peace (JK-8)
- Joseph Cardinal Slipyj (JK-8)
- Michael Power SS

28 HOLLOWAY ROAD



Welcome