

Welcome to



*A Live/Work  
Townhome*



**637 Holly Avenue**

*A Very Rare Offering . . .*

- A fabulous, almost new, *CORNER LIVE/WORK* unit adjoining Coates Plaza. Approximately 793 sq ft ground floor (all builder's measurements) commercial space (Spec Prov. C6-85) which permits many possible uses (Medical/Retail/Office).
- Above the commercial space is a stunning 1,320 sq ft (approximately) open concept 2nd & 3rd level Freehold Townhome featuring a huge eat in kitchen, gorgeous Great Room & gas fireplace, two bedrooms and a loft studio (possible third bedroom).
- Lots of Windows all through plus a walk-out to a balcony from the kitchen. and balcony off the Loft/studio.
- An easy access, double garage with internal entry to Commercial and Residential units.

*A fabulous home, a fabulous location!*

Adam Campbell, Broker of Record.

Advantage Plus Realty Corp.

905 844 4444



# The Residence

637 Holly Avenue

- Large eat-in kitchen
- Walk-out to balcony



- Spacious kitchen
- All appliances included

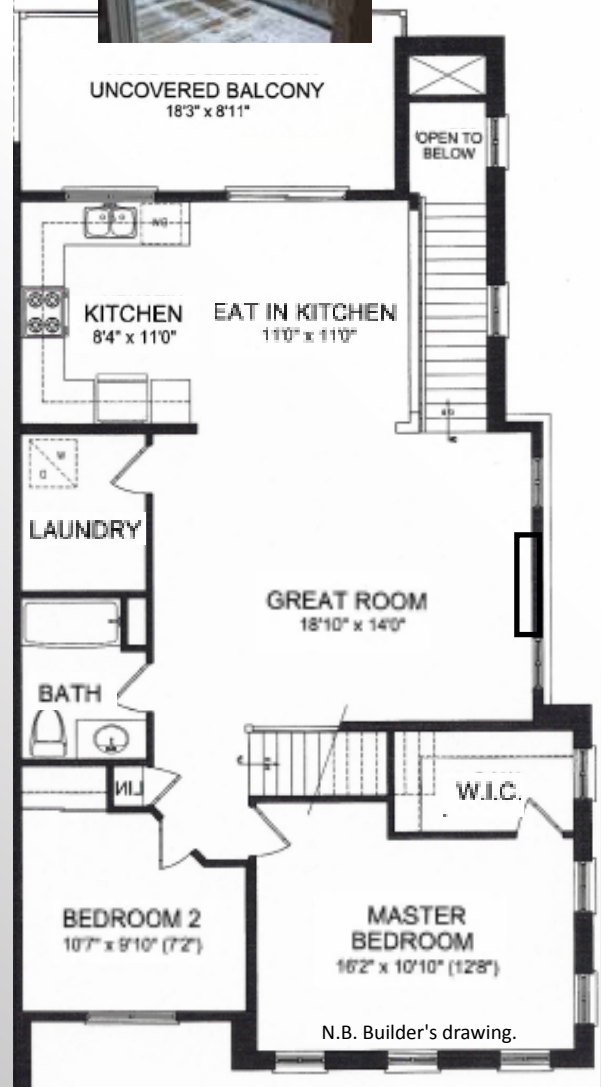


## The Great Room

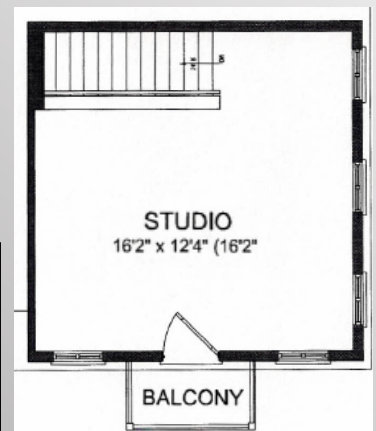
- Gas Fireplace
- Broadloom
- Open plan



- Four piece bathroom
- Laundry & utilities room
- Large master bedroom with huge closet
- Second bedroom
- Third floor studio



## The Studio

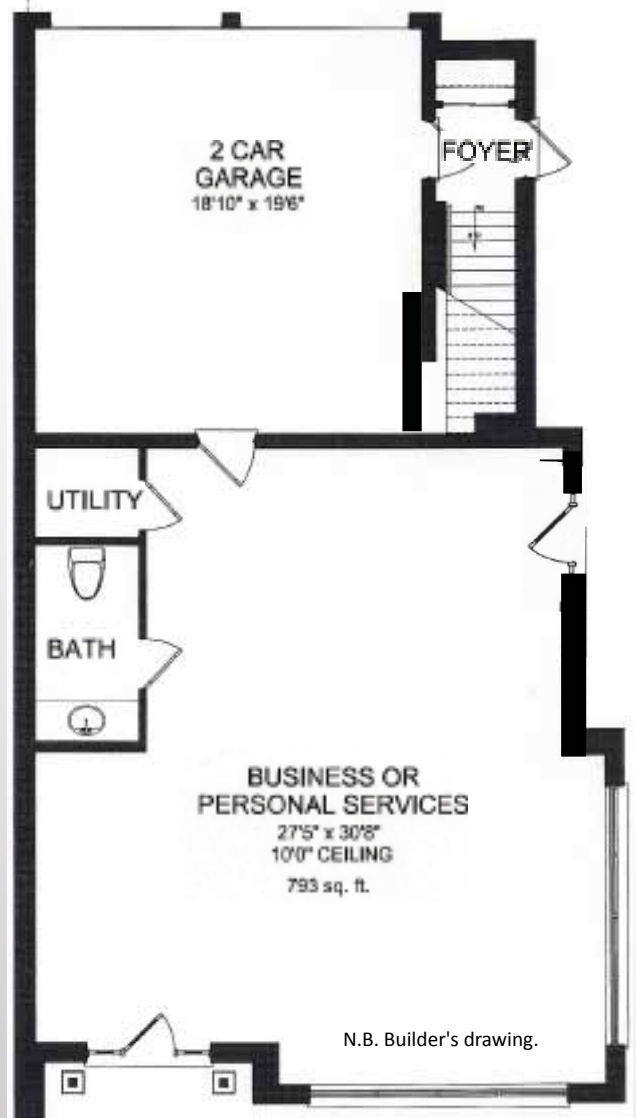


# The Commercial Facility

## 637 Holly Avenue



- Ideal Corner location
- Open, bright commercial space
- Windows on two sides
- Two entry doors
- Interior entry from Garage
- Utility room - independent HVAC system
- Bathroom (handicap facility)
- Parking out front



N.B. The floor plan drawings are copies of Builder's drawings. They are not to scale and do not, necessarily, represent exactly the subject property.



## 637 Holly Avenue

# The Property

MLS® No: 2037177 Residential; 2037176 Commercial

Lot Size: 32.64' X 62.47' Irreg.

Legal Desc.: Pt Blk 284, PI 20M960

Property Tax: \$6,985 - 2011

Acreage: .25 or less

Age: 0-5yrs

Bedrooms # : 2

Bathrooms #: 1+1

Rooms#: 6

**Features:** Central A/C, Eat-in Kitchen

**Garage/Driveway:** Double, Paved

**Topography:** Level

**Basement:** None

**Construction:** Brick

**Fireplaces:** 1 gas

**Heating:** Forced air, gas & baseboard.

**A/C:** Yes

**Room Dimensions:**

Great Room	(2)	5.79m X 4.26m	Master Bedroom	(2)	5.05m X 3.35m
Eat-in Kitchen	(2)	5.91m X 3.35m	Bedroom #2	(2)	3.23m X 3.04m
Studio	(3)	4.94m X 3.76m			
Commercial	(G)	9.42m X 8.38m			

**Bathrooms:** 4pc(2), 2pc(G)

All dimensions based on  
builder's information

**Inclusions:**

Fridge, Stove, D/W,  
Washer, Dryer, All ELF's,  
All Blinds, Garage Door  
Opener.

**Exclusions:**

**Rental:**

Hot water heater.



**Adam Campbell**

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**Broker of Record**

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All measurements are approximate.

All information contained herein has been obtained from the Vendor and to the best of his knowledge believed to be accurate but not guaranteed