



*Wellington Village*  
**131 HOLLAND AVE #203**

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SALES REPRESENTATIVE

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## One3One | Contemporary Design, Exceptional Walkability

Located in the heart of **Wellington Village**, One3One is celebrated for its vibrant urban setting, exceptional walkability, and contemporary design. This beautifully finished south-east corner 2-bedroom, 2-bathroom suite offers 979 sq.ft. of bright, refined living space plus a private 50 sq.ft. balcony. Floor-to-ceiling windows and 9-foot ceilings fill the space with natural light, while hardwood and tile flooring extend throughout the suite.

The open-concept kitchen is exceptionally well-equipped with granite countertops, an expansive island with seating, pantry cupboards with pull-out drawers, stainless steel appliances including a gas stove, and new fridge and dishwasher (2025). Open to the dining and living areas, the layout creates a welcoming space that functions equally well for quiet evenings or entertaining. A patio door with a premium retractable invisible screen system leads to the private balcony with a natural gas BBQ hookup, while dimmer switches throughout add warmth and ambiance.

Designed with privacy in mind, the thoughtfully separated bedroom layout enhances the overall functionality of the suite. The spacious primary bedroom comfortably accommodates a king-sized bed and includes a walk-in closet along with a sleek 4-piece ensuite featuring a granite vanity. The second bedroom is equipped with a Murphy bed, offering excellent flexibility for guests, a home office, or multi-purpose use. A second full bathroom and convenient in-suite laundry complete the interior.

Underground parking with an integrated bike rack and a storage locker add valuable everyday convenience. This LEED-certified building offers impressive amenities including a fitness centre, guest suite, library/lounge, party room, courtyard, rooftop terrace and visitor parking.

Step outside & enjoy everything Wellington Village has to offer — cafés, acclaimed restaurants, boutiques, galleries, the Parkdale Market, GCTC, tennis courts, and everyday amenities all within walking distance. Tunney’s Pasture, LRT, scenic Ottawa River pathways, the Civic Hospital, Highway 417, and the Parkway are all close at hand.

### INCLUSIONS:

- Refrigerator
- Gas Range
- Microwave/Hood Fan
- Dishwasher
- Washer & Dryer
- Wall Mirror & Drapes in Primary Bedroom
- Window Blinds where installed
- Murphy Bed
- Ceiling Fixtures & Wall Sconces
- TV Wall Mount

### EXCLUSIONS:

- Murphy Bed Mattress
- Television

**Year Built:** 2012

### Property Taxes:

\$5,285.29 [2026]

**Storage Locker:** P2 #43

**Parking:** Parking Spot P2 #29, underground

### Condo Fee:

\$981.25/month

### Condo Fee includes:

Building Insurance, Management Fee, Common Elements/Amenities, Reserve Fund Allocation, Water

**Heating:** Heat Pump/ Natural Gas

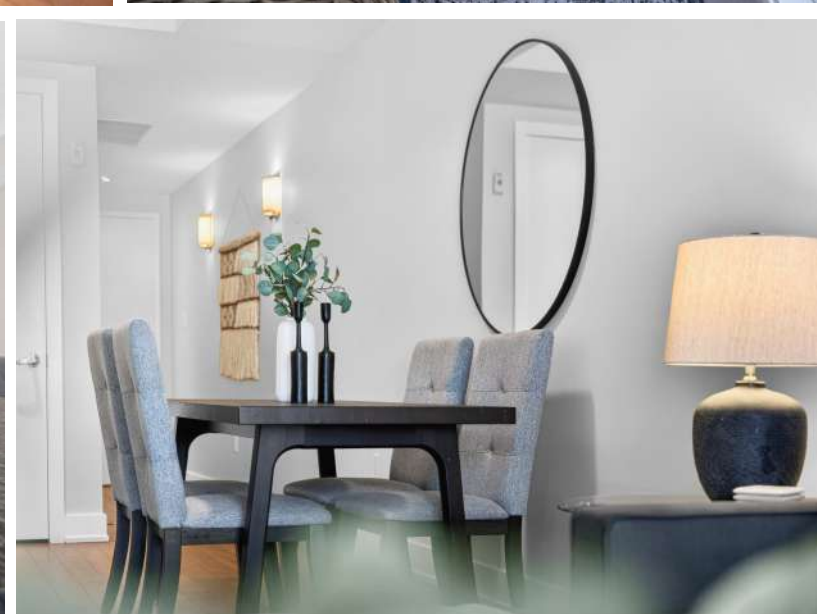
**Cooling:** Central Air

### Utilities:

GAS for stove and BBQ: \$32/nth on average;  
HYDRO: \$110/mth equal billing

LEVELS	ROOMS	DIMENSIONS
Main	Entry	
Main	Living/Dining/Kitchen	25'10" x 13'6"
Main	Primary Bedroom	13'1" x 12'10"
Main	Walk-in Closet	6'3" x 5'2"
Main	4-Piece Ensuite Bath	8'5" x 5'0"
Main	Second Bedroom	11'5" x 9'7"
Main	4-Piece Bathroom	8'0" x 4'10"
Main	Balcony	10'7" x 4'9"
Main	Laundry/Utility Closet	

\*Some Room Measurements +/- jogs.



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