

## Quiet Refinement Awaits You at 3723 Holden Crescent.!

Inviting quiet contemplation with Location; Features & Opportunity all woven in one great home located in the sought-after Applewood Hills Community.

Greeting you is a generous 4 Bedroom / 2 Bath Home with a wonderful array of glorious spaces & features.... Combined Living/Dining Room boasting classic Hardwood Floors & Picture Windows overlooking the In-Ground Pool.....an entertainer's delight!!

Brimming with Features & Opportunity....3723 Holden Crescent Awaits!!

Total Space: Over **2300 Sq. Ft.** *(per PLANiT Measuring)*

1<sup>st</sup> & 2<sup>nd</sup> Floors: **1563 Sq. Ft.** *(per PLANiT Measuring)*

Lot Size: **30.56 x 108.56 Ft.** *(per GeoWarehouse)*

An Ideal location! ... 3723 Holden Crescent is conveniently close to:

- Great Schools
- Parks
- Accessible Public Transit
- Go Train (Square One GO) is minutes away
- Shopping Malls (Square One & More)
- Trillium Health- Mississauga Hospital
- Highways (403/407/401 and a short distance to QEW)

Convenience Plus ... Making this neighborhood the perfect area to call Home!

Take the first step into your new home!

- Exterior: Brick
- Concrete Slab Walkway, Concrete Porch & Front Steps
- Attached 1 Car Garage w/Paved Driveway

**Come on over before it's too late!**

Take time to admire the Unique Features within every room as they are sure to have something to offer. Enjoy your visit!

**\*\*MAIN LEVEL\*\***

## **FOYER**

- Single Front Door ... Decorative:
  - o 2, ½ Glass In-lays
- Coat Closet – Sgl Bi-Fold Door
- Staircase from Main to 2<sup>nd</sup> Level
  - o Broadloom (2018)
  - o Wrought Iron Pickets

### Finishing Touches:

- Light Fixtures:
    - o Overhead Lighting
  - Floors:
    - o Hardwood
- 

## **LIVING ROOM**

Combined with The Dining Room, a great space to receive & welcome your guests.

- Window:
  - Blinds & Hardware
  - Overlooks Backyard Pool w/ view of the “Monroe” Buildings

### Finishing Touches:

- Floor: Hardwood
  - Crown Molding
- 

## **DINING ROOM**

... Bright and Airy!

- Windows:
  - Blinds & Hardware
  - Overlooks Backyard Pool w/view of the “Monroe” Buildings

### Finishing Touches:

- Floors: Hardwood
- Light: Decorative Hanging (*included*)
- Crown Molding

---

## KITCHEN

The Kitchen is the heart of the home. Make your favourite meals that fuel your mind & body in this glorious space.

- Open Concept with Breakfast Area
- Cabinets, Drawers & Pantry ... Plenty of Storage Space
- Misc:
  - Counter Top: Laminate
    - o Double Sink – Stainless Steel

### **Kitchen Appliances:**

- Fridge: Kenmore (*White*)
- Stove: Kenmore (*White*)
- Dishwasher: Kenmore (*Black*)

### **Finishing Touches:**

- Floor: Hardwood
  - Lights:
    - o Fluorescent Drop Ceiling
- 

## BREAKFAST AREA

### **Serene views overlooking the Front Veranda....**

- Windows: One (1)
  - o Blinds & Hardware

### **Finishing Touches:**

- Floor: Hardwood
  - Lights:
    - o Decorative Overhead
  - Chair Rail
-

## **POWDER ROOM 2-PIECE**

- Window
  - o Blinds & Hardware
- Vanity

### **Finishing Touches:**

- Floor: Ceramic
  - Decorative:
    - o Medicine Cabinet & Light Above
- 

## **GARAGE**

- Garage Door: 1 Car Garage
  - Garage Door Opener: Keypad Entry
  - Door to Side Yard
- 

## **BACKYARD**

**Perfect for those Summer Friends & Family Functions!!**

Features:

- Private Fenced Yard ...
- In Ground Pool
  - o Winter Cover (2018)
  - o Liner (approx. 5 yrs)
  - o Filter
  - o Pump
  - o Pool Shed
- Retractable Awning (Electric)
- Concrete Slab Patio

- Access thru Side Door from Foyer & Lower Level
- 

## **\*\*SECOND LEVEL\*\***

### **MASTER BEDROOM**

Take a well-deserved break from your busy schedule in your Master Retreat.

- Windows: One
  - Roller Shades, Drapes & Hardware
- Closet:
  - Double Bi-Fold Doors

Finishing Touches:

- Floor: Hardwood
  - Light: Ceiling Fan w/light
- 

Continue admiring this home when entering the Second, Third & Fourth Bedrooms. These Bedrooms are ideal for a Nursery, Child, Teen or a room to suit your needs!

### **BEDROOM 2, 3 & 4**

Features:

- Windows:
  - Blinds & Hardware
- Closet:
  - Bi - Fold Doors

Finishing Touches:

- Floors: Hardwood Flooring
  - Light: Decorative Overhead
-

## **SECOND FLOOR – MAIN 4-PIECE BATH**

Oh & don't forget your 4 Piece Bath located on the 2<sup>nd</sup> Level.

Features:

- Vanity:
  - o Counter Top: Moulded Marble
- Bath Tub / Shower

Finishing Touches:

- Floor:
    - o Ceramic
  
  - Misc:
    - o Lights above Vanity
    - o Decorative Mirror
- 

## **\*\*FINISHED LOWER LEVEL\*\***

Another remarkable area of this home is the Lower Level. Cozy comfort with Plenty of storage...

## **RECREATION AREA**

Features:

- Windows: Two (2)
  - o Above Grade
- Chair Rail w/ ½ Wall Wood Panelling
- Stone Wall Accent
- Decorative Beams on Ceiling
- 
- Lights:
  - o Wall Sconces (4)
  - o Florescent Lighting
- Floor: Broadloom

---

## LAUNDRY ROOM

### Finishing Touches:

- Built-in Cabinets
- Closet w/Shelving
- Misc.:
  - o Floors: Tiled
  - o Utility Sink
  
- **Appliances:**
  - o Clothes Washer: Admiral
  - o Clothes Dryer: Frigidaire

### Work Shop/ Storage Room

- Floor: Concrete (*unfinished*)
- Window
  - o Above Grade
- Built-in Workbench
- Overhead Lighting

---

Some additional Extras of 3723 Holden Cres. include:

### **INCLUSIONS:**

- All Existing:
  - o Attached Electrical Light Fixtures
    - o Pot Lights, Ceiling Fan with lights Decorative & Overhead Lights where existing
  - o Window Coverings & Attachments
    - o Blinds, Sheers Hardware & Finials where applicable
- Decorative Mirrors
  - o In Bathrooms Only
- Kitchen Appliances: *All Existing*

- Fridge: Kenmore
- Stove: Kenmore
- Dishwasher: Kenmore
- Laundry Appliances:
  - Clothes Washer: Admiral
  - Clothes Dryer: Frigidaire
  - Deep Freezer: Haier
  
- Misc
  - Garage Door Opener – Key Pad Entry
  - Work Bench Storage Room
  - Pool - Winter Cover (2018)
  - Pool Shed
  - Sump Pump

**EXCLUSIONS:**

- **N/A**

**NOTES**

**Major Components**

- Furnace: (2014 -Owned)
- Central Air Conditioner: (2014 -Owned)
- Hot Water Tank: (Rental)
- Roof

*All information contained herein has been supplied by the Vendor to the best of his/her knowledge & other sources deemed reliable & while deemed accurate is NOT guaranteed. All measurements are approximate. No guarantees are provided or warranted on the information given.*