



Is Proud to Present...

**59 Linda Drive  
Cambridge, ON**

**For Sale: \$750,000**



**Dan Elliott**  
**Sales Representative**

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**Admin@ElliottService.com**  
**www.ElliottService.com**



59 LINDA Drive  
Cambridge, Ontario

Asking \$750,000.00

For Sale By  
Dan Elliott  
Broker  
Peak Realty Ltd.

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**Mortgage Financing Options**

Downpayment	6.67% Down	10% Down	20% Down	35% Down
Amortization Period	25 year	25 year	25 year	25 year
Interest Rate*	3.79% Interest	3.79% Interest	3.99% Interest	3.79% Interest
Downpayment amount	\$50,000.00	\$75,000.00	\$150,000.00	\$262,500.00
First Mortgage	\$700,000.00	\$675,000.00	\$600,000.00	\$487,500.00
Insurance Premium	\$28,000.00	\$20,925.00	\$0.00	\$0.00
Total Mortgage	\$728,000.00	\$695,925.00	\$600,000.00	\$487,500.00
Monthly Payments	\$3,747.00	\$3,581.91	\$3,152.87	\$2,509.15
Monthly Taxes	\$307.46	\$307.46	\$307.46	\$307.46
Heat	\$100.00	\$100.00	\$100.00	\$100.00
Total Payment	\$4,154.46	\$3,989.37	\$3,560.33	\$2,916.61
Income Required	\$173,517.51	\$166,487.91	\$146,464.94	\$120,809.74

# 59 Linda Drive, Cambridge

**MLS:** 40230039  
**Taxes:** \$3,689.49/2021  
**Square Footage:** 1,910 SQFT  
**Year Built:** 1988  
**Type:** 2 Storey Detached

## Room Sizes:

Bedroom:	9' 3" x 9' 2"
Bathroom:	3-Piece
Recreation Room:	11' 10" x 10' 0"
Bathroom:	2-Piece
Living Room:	17' 8" x 9' 9"
Kitchen:	13' 0" x 8' 10"
Dining Room:	9' 10" x 11' 5"
Bathroom:	4-Piece
Bedroom:	9' 10" x 8' 4"
Bedroom:	9' 9" x 9' 7"

This home not only offers incredible curb appeal but it is also finished top to bottom. You'll appreciate the tile floor as you enter the home that stretches into, the convenient updated powder room to your right with quartz countertop and dual flush toilet. The formal living room offers great vistas of the neighborhood from the large front bay window, and you'll appreciate the hard wood flooring that stretches into the adjoining dining room and hallway. The dining room provides ample space for a large table, offers great views of the backyard patio, and has convenient access to the adjoining kitchen. The kitchen was recently updated in 2017 with cabinets stretching to the ceiling, convenient desk nook, and plentiful light brightens up this room via the sliders that lead to the patio and the large window that overlooks the side yard. In the basement you will appreciate all the space, with its' office, 3 Piece bathroom, convenient 4th bedroom, Laundry/storage room, and the family room. Upstairs you have 3 bedrooms with beautiful hard wood that flows seamlessly throughout all the rooms. The Oversized master bedroom offers plenty of space for a reading nook, a large walk-in closet with a make up nook, has cheater access to the adjoining bathroom and large windows offering plenty of sunlight. The large private fully fenced backyard & adjacent side yard with convenient rear access to the double garage and side entrance into the home offers plenty of space for family summer gatherings.

## Schools

### Catholic Schools

- **St. Gabriel Catholic Elementary School**  
15 Baldwin Drive, Cambridge
- **Our Lady of Fatima Catholic Elementary School**  
55 Hammet Street, Cambridge

### Public Schools

- **Silverheights Public School**  
390 Scott Road, Cambridge
- **Hespeler Public School**  
300 Winston Boulevard, Cambridge
- **Hillcrest Public School**  
31 Renwick Avenue, Cambridge



\* Associated schools should be verified and are subject to change