

Is Proud to Present...

107 Foxridge Drive,
Cambridge, Ontario

For Sale: \$687,000



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107 FOXRIDGE Drive,
Cambridge, Ontario

Asking \$687,000.00

For Sale By
Dan Elliott
Broker
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Mortgage Financing Options

Downpayment	6.36% Down	10% Down	20% Down	35% Down
Amortization Period	25 year	25 year	25 year	25 year
Interest Rate*	2.64% Interest	2.64% Interest	2.74% Interest	2.64% Interest
Downpayment amount	\$43,700.00	\$68,700.00	\$137,400.00	\$240,450.00
First Mortgage	\$643,300.00	\$618,300.00	\$549,600.00	\$446,550.00
Insurance Premium	\$25,732.00	\$19,167.30	\$0.00	\$0.00
Total Mortgage	\$669,032.00	\$637,467.30	\$549,600.00	\$446,550.00
Monthly Payments	\$3,043.88	\$2,900.27	\$2,528.19	\$2,031.66
Monthly Taxes	\$297.57	\$297.57	\$297.57	\$297.57
Heat	\$100.00	\$100.00	\$100.00	\$100.00
Total Payment	\$3,441.45	\$3,297.84	\$2,925.76	\$2,429.23
Income Required	\$150,324.06	\$143,874.91	\$125,922.57	\$104,867.71

107 Foxridge Drive, Cambridge

Schools

MLS: 40201929

Taxes: \$3,570.86/2021

Square Footage: 1,206 SQFT

Year Built: 1987

Room Sizes:

Kitchen:	15' 4" X 11' 2"
Living Room:	14' 0" X 11' 4"
Recreation Room:	25' 6" X 20' 0"
Bathroom:	4 piece
Bedroom :	13' 6" X 9' 2"
Bedroom:	9' 1" X 9' 2"
Master Bedroom:	18' 2" X 11' 2"

You are going to be impressed with this beautiful cape cod style detached home in desirable Hespeler village. This home is situated on a quiet family-friendly neighborhood with convenient access to the 401 and ample shopping nearby. Natural light adorns this home as there are large windows throughout with ample space all around the home, allowing light to brighten up even the large garage. One will appreciate the formal foyer with hardwood flooring that flows into the adjacent large living room that looks out over the neighbourhood. The back half of the home features a very large open concept kitchen w/ convenient access to the garage and a large dining room, with sliders leading out to the deck. The basement features plenty of storage and a large open concept family room awaiting your flooring of choice. The upper floor features a large master bedroom with his and hers closets and convenient views of both the front and back of the home. Additionally, there are 3 bedrooms and an updated bathroom w/ soaker tub on this level. Stepping into the backyard onto the large deck one will notice that there is newer fencing throughout the fully fenced private backyard that stretches completely around the home. There is space for gardens, pool, and other hobbies with 2 sheds for your convenience. Updates include furnace (2014), A/C (2018), newer fencing (2020), roof recapped (2020). This home must be seen to be appreciated, so hurry up and book your personal viewing, as this home won't last.

Catholic Schools

- **St. Elizabeth Catholic Elementary School**
50 Adler Dr, Cambridge
- **Our Lady of Fatima Catholic Elementary School**
55 Hammet St, Cambridge

Public Schools

- **Brason Academy Montessori School**
1 Groh Ave, Cambridge
- **Hespeler Public School**
300 Winston Blvd, Cambridge
- **Jacob Hespeler Secondary School**
355 Holiday Inn Dr, Cambridge



* Associated schools should be verified and are subject to change