

\$1,175,000 - 72 Hilborn Avenue, Cambridge

MLS® #40760222

\$1,175,000

4 Bedroom, 4.00 Bathroom, 4,089 sqft

Single Family on 0.00 Acres

32 - Shades Mills, Cambridge, Ontario

Remarks Public: Welcome to 72 Hilborn Avenue – a meticulously cared-for, all-brick home located in one of Cambridge’s most sought-after communities. This bright and airy property features an adaptable floor plan with four spacious bedrooms, three full bathrooms, and a main-floor powder room – perfectly suited for families or those who love to host guests. Enter through elegant French doors into an inviting foyer that leads to a thoughtfully designed main level, which includes a formal living room with an electric fireplace, a separate dining area, a cozy family room warmed by a wood-burning fireplace, and a dedicated office ideal for remote work. The updated kitchen boasts stainless steel appliances, ceramic flooring, abundant cabinetry, and a charming breakfast nook with access to the backyard deck an ideal spot for morning coffee or evening relaxation. Upstairs, the primary bedroom features a delightful reading nook, two generous walk-in closets, and a stunning five-piece ensuite bathroom with a soaker tub. Three additional large bedrooms offer ample natural light and storage, completing the upper floor. The fully finished basement expands the living space with a spacious recreation area, a remodeled three-piece bathroom, a bonus room suited for wellness or creative pursuits, and plentiful storage throughout. Outdoors, the property backs onto the tranquil Shades Mill Conservation Area, providing ultimate privacy with no rear neighbors. The fenced, tree-lined



yard is a private sanctuary, featuring an above-ground pool, an expansive deck perfect for dining or lounging, and extensive garden space for green-thumb enthusiasts. Additional highlights include a double-car garage, a four-car concrete driveway, and close proximity to excellent schools, parks, walking trails, shopping hubs, and convenient highway access. Seize the opportunity to own this exceptional home nestled in a serene, nature-rich environment – ideal for creating lasting memories with loved ones. (id:6289)

Built in 1990

Essential Information

Listing #	40760222
Price	\$1,175,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	4,089
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	72 Hilborn Avenue
Subdivision	32 - Shades Mills
City	Cambridge
Province	Ontario
Postal Code	N1T1M8

Amenities

Amenities	Park, Place of Worship, Public Transit, Schools, Shopping
Features	Cul-de-sac, Backs on greenbelt, Conservation/green belt, Automatic Garage Door Opener
Parking Spaces	6

Parking	Attached Garage
# of Garages	1
Has Pool	Yes
Pool	Above ground pool

Interior

Interior Features	Ceiling fans
Appliances	Central Vacuum, Dishwasher, Dryer, Microwave, Refrigerator, Stove, Water softener, Washer, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Other
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX REAL ESTATE CENTRE INC. BROKERAGE-3
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