

\$999,999 - 2300 Fountain Street N, Cambridge

MLS® #40777177

\$999,999

5 Bedroom, 4.00 Bathroom, 4,292 sqft

Single Family on 0.00 Acres

56 - Maple Grove, Riverbank, Royal Oak, Cambridge, Ontario

INCREDIBLE LOCATION. DUPLEX POTENTIAL - SEPERATE ENTRANCE ALREADY HERE. 118 ft X 150 ft LOT. 2 DRIVEWAYS. Plenty of room for your boats, trailers and toys. Endless potential in this spacious 2-bedroom with potential for 5, 3-bathroom home located in the heart of Cambridge! Situated on a large lot with separate driveways and parking for up to 6 vehicles, this property offers incredible duplex potential with a fully separate basement apartment. Both units offer their own kitchen space, living rooms and laundry! The main level offers 3 bedrooms and 2 bathrooms, the living space offers a gas fireplace. The basement unit offers a large living space, 2 bathrooms, a den, and large rec room, which can easily be converted into 3 bedrooms. Whether you're looking for a multi-generational living setup or an investment opportunity, this home has it all. The large back space can be used for a workshop for the every day handyman. The large backyard spaces offer potential for kids play areas, sheds and more! Centrally located with easy access to Highway 401 and Highway 8, and just minutes from Kitchener, Waterloo, and Guelph. Recent updates include a new roof (2020). Donâ€™t miss this versatile and well-located property! (id:6289)

Built in 1962



Essential Information

Listing #	40777177
Price	\$999,999
Bedrooms	5
Bathrooms	4.00
Square Footage	4,292
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	2300 Fountain Street N
Subdivision	56 - Maple Grove, Riverbank, Royal Oak
City	Cambridge
Province	Ontario
Postal Code	N3H4R7

Amenities

Amenities	Golf Nearby, Hospital, Park, Place of Worship, Playground, Schools, Shopping
Features	In-Law Suite
Parking Spaces	10
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Refrigerator, Stove, Washer
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX TWIN CITY REALTY INC. BROKERAGE-2



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