



# THE HARTSINK TEAM



1799 Briarwood Drive  
*Cambridge*



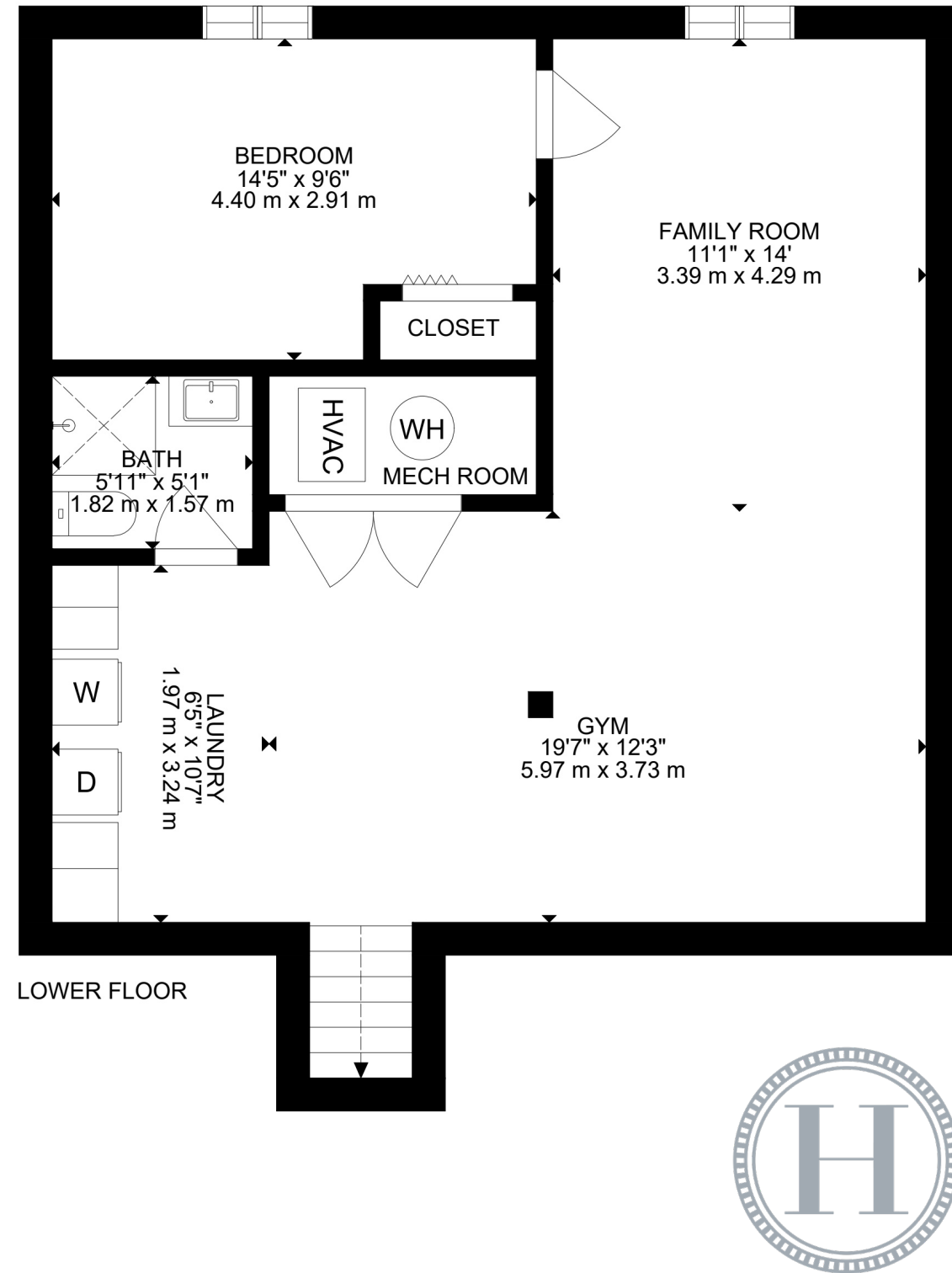
Guiding you home with confidence



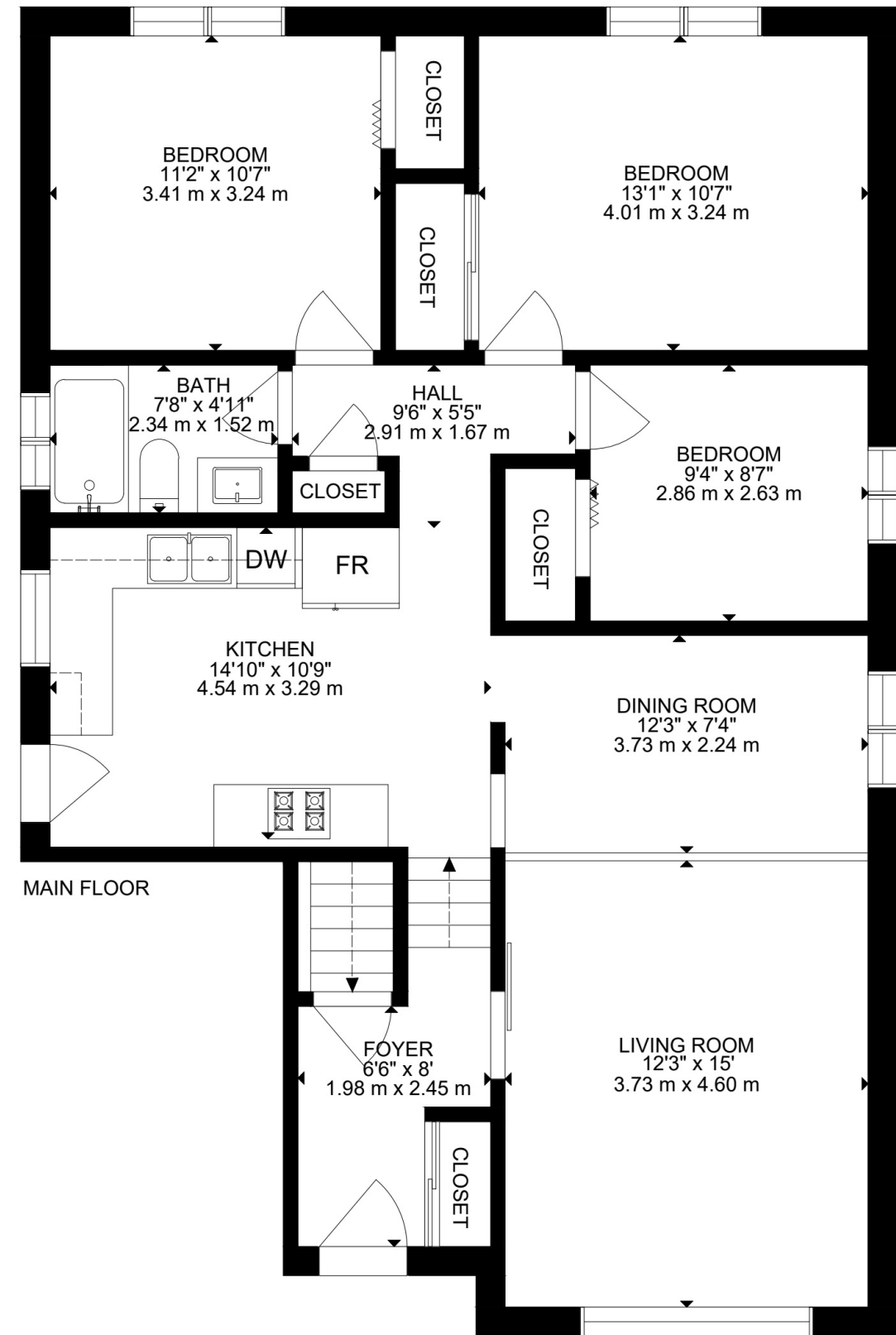




# FLOOR PLANS



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# HOUSE FEATURES

## EXTERIOR

### FRONT YARD

- Paved Driveway
- Double Wide
- 4 Car Parking
- Privacy Hedge

### GARAGE

- Single Car Garage
- Updated Automatic Garage Door

### BACKYARD

- Covered Patio with Concrete Pad
- Storage Shed
- Fully Fenced
- Deck & Stairs from Kitchen Door (2025)

## INTERIOR MAIN LEVEL

### FRONT ENTRANCE

- Vinyl Flooring
- New Front Door with Window (2025)
- Double Coat Closet with Mirrored Doors
- Built-in Shoe Cabinet
- Updated Baseboards & Trim
- Potlights

### LIVING ROOM

- Vinyl Flooring
- Bay Window Overlooking Front Yard
- Barn Door Entry
- Updated Glass Railing
- Updated Baseboards & Trim
- Vaulted Ceilings with Decorative Wood Beams

### KITCHEN

- Vinyl Flooring
- Custom Walnut Cabinetry with Updated Black Hardware
- Soft Close Hinges
- Garbage Pull Out
- Porcelain Countertop & Backsplash
- Window Above Sink, Overlooking Side Yard (2022)
- Door to Side Yard (2025)
- Updated Baseboards & Trim
- Stove – GE, Gas, SS
- Fridge – Kenmore, SS
- Dishwasher – Frigidaire, SS

- Microwave/Range Hood – Whirlpool, SS
- Updated Flush Mount Light Fixture & Potlights

### DINING ROOM

- Vinyl Flooring
- Window Overlooking Side Yard
- Floor to Ceiling Feature Wall
- Updated Glass Railing Overlooks Living Room
- Updated Baseboards & Trim
- Modern Glass Chandelier

## UPPER LEVEL

### HALLWAY

- Vinyl Flooring
- Single Linen Closet
- Updated Baseboards & Trim
- Potlights

### PRIMARY BEDROOM

- Vinyl Flooring
- Window Overlooking Backyard
- Double Closet with Mirrored Doors
- Updated Trim & Baseboards
- Ceiling Fan & Potlights

### 2ND BEDROOM

- Vinyl Flooring
- Window Overlooking Backyard
- Single Closet
- Updated Trim & Baseboards
- Potlights

### 3RD BEDROOM

- Vinyl Flooring
- Window Overlooking Side
- Double Closet
- Updated Trim & Baseboards
- Potlights

### 4 PIECE FAMILY BATHROOM

- Renovated (2025)
- Tile Flooring
- Shaker Style Single Sink Vanity
- LED Mirror
- Tub/Shower Combo with Tile Wall Surround
- Window Overlooking Side Yard
- Potlights

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TEAM**

Note: The information contained herein has been provided by the home owner and is to be verified by the Buyer.

## LOWER LEVEL

### RECREATION ROOM

- Vinyl Flooring
- Window Overlooking Backyard
- Storage Crawl Space
- Updated Baseboards & Trim
- Updated Drop Ceiling
- Potlights
- Lighting on Four Way Switch

### LAUNDRY ROOM

- Vinyl Flooring
- Built-in Cabinetry (2025)
- GE Black Washer & Dryer Set

### 3 PIECE BATHROOM

- Tile Flooring
- Shaker Style Single Sink Vanity
- Standing Shower
- Glass Pane
- Potlights

### BASEMENT BEDROOM

- Vinyl Flooring
- Window Overlooking Backyard
- Double Closet
- Updated Baseboards & Trim
- Potlights

### ADDITIONAL FEATURES:

- Heating: Gas Furnace, Smart Air - Reliance, Owned (2016)
- Hot Water Tank: Gas, Rinnai, Owned (2023)
- Electrical Panel: 100 Amp, Copper (Updated 2021)
- Smart Home Systems: Thermostat
- Roof: Asphalt Shingles (2018)
- Water Softener - Reliance (Rental) \$32.76/Month
- Cooling: Smart Air AC, Owned (2016)



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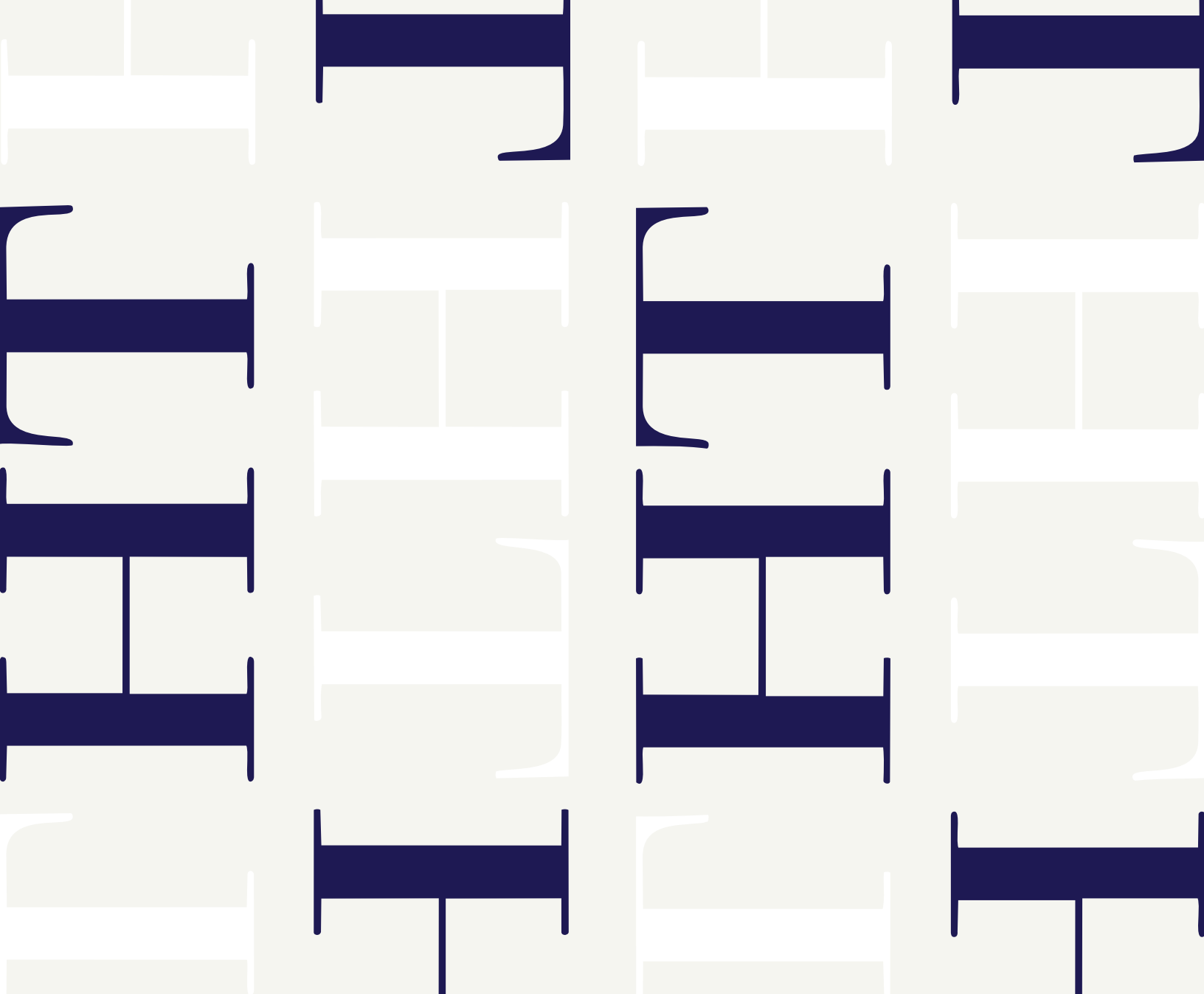


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## SCHOOLS

Waterloo District School Board		Waterloo Catholic District School Board	
<b>ENGLISH</b>			
JK - GR06	Blue Heron Public School	JK - GR08	St. Michael Catholic Elementary School
GR07 - GR08	William G. Davis Public School	GR09 - GR12	St. Benedict Catholic Secondary School
GR09-GR12	Jacob Hespeler Secondary School		
<b>FRENCH IMMERSION</b>			
JK - GR06		JK - GR06	ÉEC Saint-Noël-Chabanel-Cambridge
GR07 - GR08	École secondaire David Saint-Jacques	GR07 - GR08	Père-René-de-Galinée
GR09 - GR12	École secondaire David Saint-Jacques	GR09 - GR12	ÉSC Père-René-de-Galinée

School boundary information can be confirmed at:  
<https://wr-dsb.maps.arcgis.com/apps/instant/lookup/index.html?appid=3fe03f34999e4f2c85cb376d99390565>



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