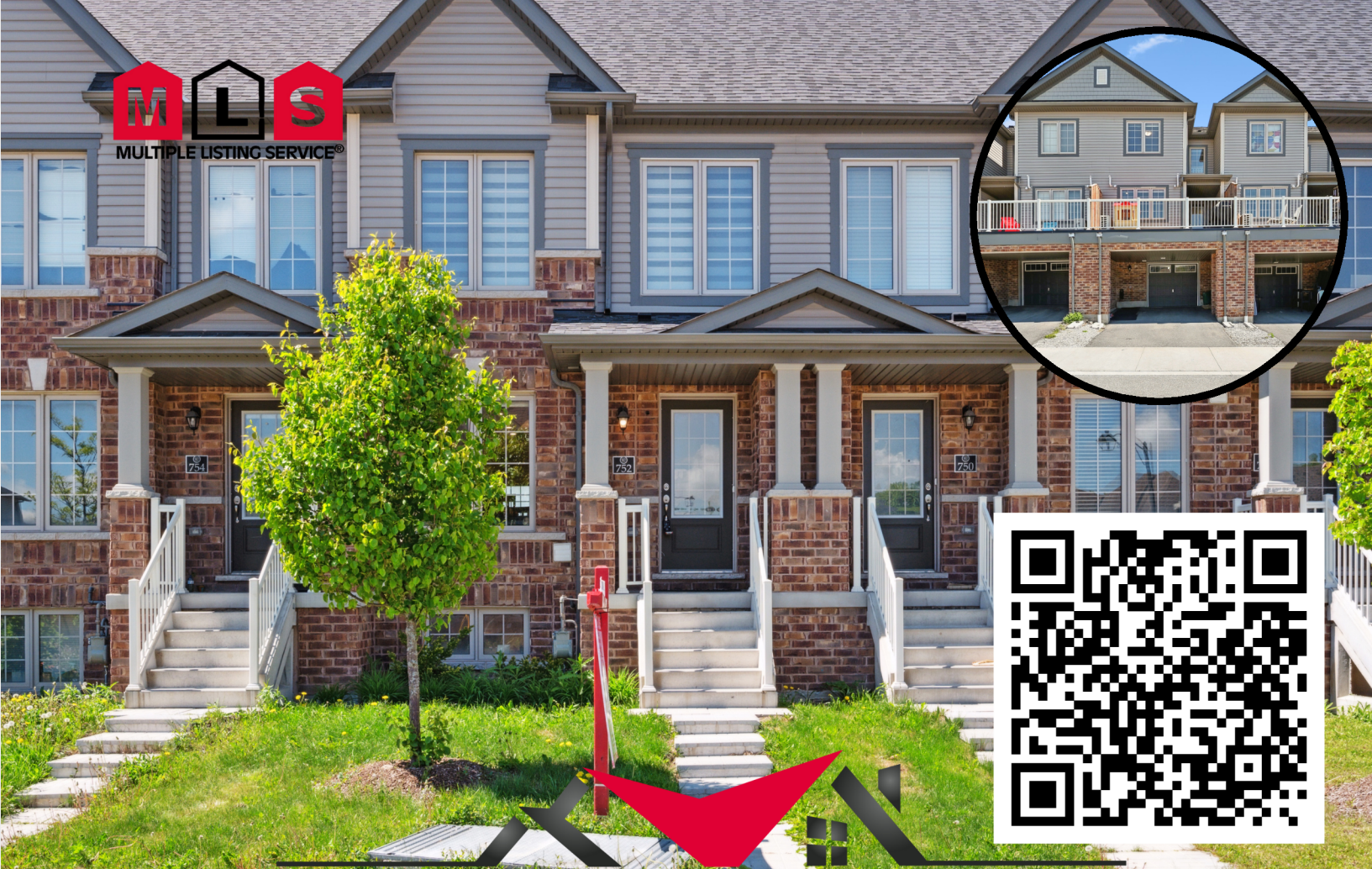




Royal LePage Wolle Realty
71 Weber St. E, Kitchener, ON N2H 1C6
519-578-7300



Welcome to 752 Linden Drive in the sought-after Preston Heights neighborhood! This beautifully upgraded 3-bedroom, 2.5-bathroom townhome is filled with natural light and features an impressive list of modern updates. As you enter, you're greeted by an OPEN-CONCEPT main floor with seamless sightlines, highlighted by a stylish kitchen with **STYLISH COUNTERTOPS**, a chic backsplash, and stainless steel appliances—including a **SMART-CONTROLLED** microwave (2025) and **LG SMART INVERTER** dishwasher (2025). The kitchen flows effortlessly into the dining area and spacious living room, which opens to a **PRIVATE BALCONY**—all with durable **NEW LAMINATE FLOORING** (2023). Upstairs, you'll find three bedrooms, including a **PRIMARY SUITE** with a **4-PIECE ENSUITE**. All bedrooms feature **CUSTOM CLOSET ORGANIZATION**, while one boasts a charming **SLIDING BARN DOOR** and two include **SMART DIMMER SWITCHES** for adjustable lighting. The fully renovated lower level (2024) offers a **LARGE LAUNDRY ROOM** with an **LG SMART STACKED WASHER/DRYER**, built-in cabinetry with a stainless sink, and a versatile space perfect for a home office or den—complete with **SOUNDPROOFING**, pot lighting, and luxury vinyl flooring. The **EPOXY-FLOORED GARAGE** includes bike racks and wall-mounted storage hooks for added convenience. Enjoy a low-maintenance, **TECH-SAVVY** lifestyle in this move-in-ready home, just minutes from Highway 401, Conestoga College, Costco, top restaurants, and scenic walking trails. Don't miss out—schedule your showing today!



A Top Tier Sales Team

*At Royal LePage Wolle Realty, Brokerage in KW 2016-2023



Top Producing Sales Representative

*At Royal LePage Wolle Realty, Brokerage in KW 2006-2015



THE RIZ TEAM

• REAL ESTATE PROFESSIONALS •

Welcomes you to

752 LINDEN DRIVE

CAMBRIDGE, ON N3H 0E3

3 Bedroom | 2.5 Bathroom | 1,438 + 343 = 1,782 SqFt

Lot Size - 16.63 ft x 88.99

Built in 2020 | Taxes: 5,494.00/2024

www.752linden.ca

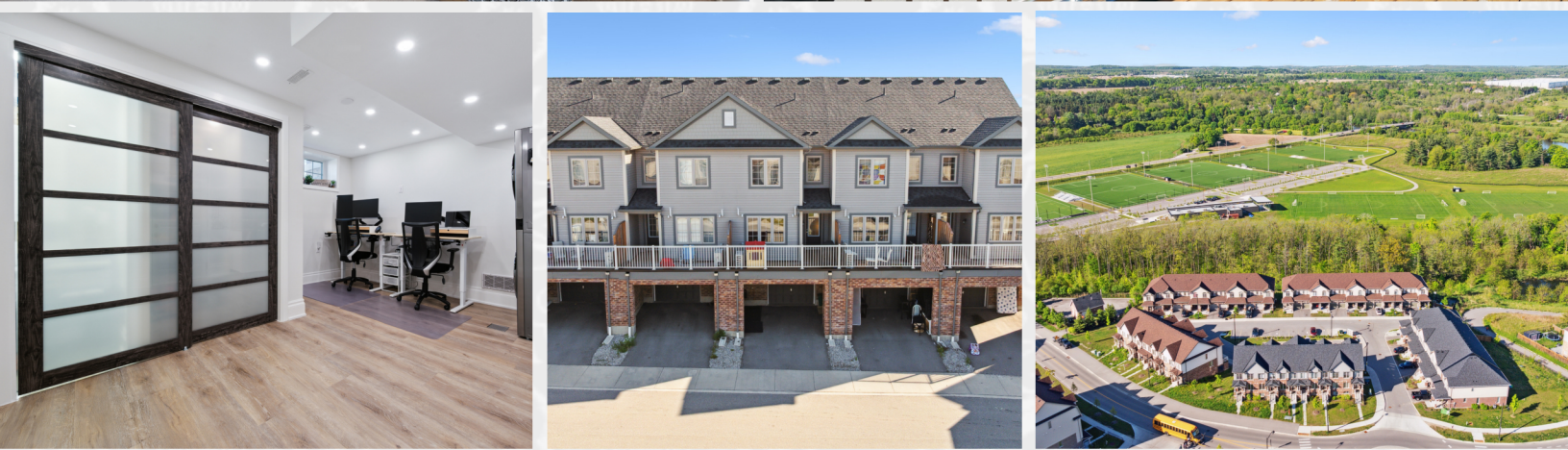


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IMPRESSIVE FEATURES

- Open Concept Floor Plan
- 3 Bedrooms
- 2.5 Bathrooms
- Main living area new laminate flooring (2023)
- Ecobee thermostat and humidifier (2022)
- New LG smart inverter dishwasher (2025)
- New over-the-hood smart app-controlled microwave oven with LED lights and 400 CFM.
- Pot lights with smart dimmer switches are installed on the main floor.
- Tilt and Swivel TV mount in living room
- All three bathrooms have bidet seats installed.
- All three bedroom closets have been reorganized with additional shelving for better storage.
- A sliding barn door has been installed in one bedroom.
- Smart dimmer switches have been installed in two bedrooms.
- The garage floor has epoxy paint.
- Tire and cycle racks, along with storage hooks on the garage wall.
- The garage door opener is smart app-controlled and includes a camera.
- The basement was finished in 2024 and includes a sliding glass door, pot lights, vinyl flooring, an office, and a pantry space.
- A new LG Wash Tower (stacked washer and dryer) was installed in 2024 and is smart app-controlled.
- Laundry cabinet with a stainless steel sink and faucet.
- The basement level floor has a subfloor and soundproofing (Sonopan soundproofing panels).
- All sockets in the basement feature USB and USB-C ports.

FLOOR PLAN



SCHOOLS

Waterloo Region District School Board

JK-6	Parkway P.S.	NOT BUSED
7-8	William G. Davis P.S.	BUSED
9-12	Preston H.S.	BUSED

Waterloo Catholic District School Board

JK-8	St. Teresa	BUSED
9-12	St. Benedict Catholic Secondary School	BUSED