ROYAL LEPAGE
Royal Lepage Wolle Realty
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THE RIZ TEAM
•REAL ESTATE PROFESSIONALS•

Nestled within the serene embrace of a TRANQUIL COURT, this exceptional 4+1 bed/4.5 bath residence offers an UNPARALLELED LOCATION mere moments from the picturesque Grand River, the esteemed Langdon Hall, and the prestigious greens of Whistle Bear Golf Club. Set upon a SPRAWLING 0.88-acre RAVINE TREED LOT, this CUSTOM-BUILT MASTERPIECE radiates sophistication and luxury, boasting over 5851.91 fully finished square feet of meticulously crafted living space. Stepping onto the property, one is immediately captivated by the grandeur of the front stone/brick exterior, leading through a sweeping STAMPED CONCRETE drive to the TRIPLE CAR GARAGE. A graceful walkway guides you to the inviting front covered entrance porch, where a SOLID WOOD DOOR welcomes you into the main foyer, flanked by a formal living room and a distinguished dining room. The main floor unfolds with PREMIUM HAND-SCRAPED HARDWOOD FLOORS, leading to the family room adorned with a COZY GAS FIREPLACE, complete with a STONE SURROUND MANTLE and a COFFERED WAFFLE CEILING. Towering 10-FOOT CEILINGS grace this level, accentuated by 9-foot 4 hinged doors, while a wall of windows offers ENCHANTING VIEWS of the expansive backyard retreat. Designed to inspire culinary delights, the CUSTOM CHERVIN KITCHEN exudes elegance and functionality with its two-tone theme, featuring a custom WALNUT WOOD CENTER ISLAND and CEILING-HEIGHT TALL CABINETRY. High-end THERMADOR STAINLESS APPLIANCES, including an 6-burner gas stove, elevate the culinary experience, while a MOSAIC TILE backsplash adds a touch of sophistication. The kitchen seamlessly flows into a Butler's Servery and WALK-IN PANTRY, ensuring effortless entertaining. A main floor den/office provides additional flexibility, complemented by a convenient 2-piece powder room, main floor laundry, and mudroom with garage access. Ascend the IRON-RAILED HARDWOOD stairs to discover the second floor, where the opulent primary bedroom awaits. A custom double tray ceiling and walk-in closet with organizing systems set the stage for relaxation, while the luxuriously appointed ensuite beckons with a FLOATING TUB, oversized glass-enclosed walk-in shower, and double vanity. Additional accommodations include a second bedroom with its own ensuite bathroom and two generously sized bedrooms sharing a JACK'N'JILL BATHROOM, each offering ample space and natural light from palladium windows facing the front courtyard. The recently finished lower level basement presents a large additional living area with a 5th bedroom & full bathroom along with a games/media area with space for a home gym or hobby room; this area offers oversized windows, and a convenient sep. walk-up access for ideal multi-generational living, tenanted or additional recreational space. Impeccable features and thoughtful design converge to offer a rare opportunity to own a home that epitomizes the pinnacle of modern living. Situated close to 401 ACCESS and mere minutes from an array of shopping amenities, this residence seamlessly blends LUXURY WITH CONVENIENCE, promising a lifestyle of unparalleled COMFORT AND SOPHISTICATION.

A Top Tier Sales Team

*At Royal Lepage Wolle Realty, Brokerage in KW 2016-2025

ROYAL LEPAGE® EXECUTIVE CIRCLE™ AWARD 2022/2024/2025

ROYAL LEPAGE AWARD OF Excellence™ LIFETIME MEMBER

ROYAL LEPAGE™ TOP 2% NATIONAL™ 2025

ROYAL LEPAGE® TOP TIER MEMBER 2025

#1 Top Producing Sales Representative

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ROYAL LEPAGE® 10 Years of Service™

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ROYAL LEPAGE® 20 Years of Service™

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•REAL ESTATE PROFESSIONALS•

Welcomes you to

23 Highgrove Court

Cambridge, ON,N3H 4R8

4+1 Bedroom | 4.5 Bathroom | 3,908 + 1,944 sqft - 5,852 sqft

Built in 2016 | Taxes $17,466.27/2025

0.88 Acre Lot

www.23highgrove.ca

IMPRESSIVE FEATURES

- 2 Storey Custom Built Residence by Renowned Builder Goldeneye Developments set on 0.88 acre property
- Covered Front Entrance Porch
- Stamped Concrete Driveway & Walkway
- Unrivaled Privacy & Natural Beauty on this protected ravine lot
- Executive Court Location
- Attached Triple Car Garage w/interior access to the fully finished basement via stairs
- Unparalleled Attention to detail with stone & brick exterior with gabled pot lighting abound
- Solid Wood Entrance Door with sidelight windows to grand foyer with sightlines of main floor
- Hand Scraped Hardwood Plank Flooring Throughout Main & Second Floors
- Soaring 10ft ceilings on main floor
- 9ft 4 hinged interior doors on main floor
- Upgraded custom tall baseboard trim & window casework abound
- Hunter-Douglas blinds throughout main, primary & second bedroom
- Formal Dining Room w/custom Birch Dining Table (60”x120”) no chairs included
- Custom Designer Dining Room Chandelier
- Formal Living Room opposite to Dining Room
- Crown Molding throughout
- Custom Chervin Kitchen w/two tone color theme and contrasting walnut wood center island
- Full ceiling height kitchen cabinets w/glass door shadow box design
- Mosaic backsplash surround
- Undermount lighting and valence; crown molding atop kitchen cabinetry
- Top-of-the-line Thermador Stainless Fridge & 6 Burner Gas Stove with range oven & Stainless Thermador Exhaust Vent Hood
- Butler’s Pantry & Servery with sink & walk-in food pantry/storage
- Granite Countertops; Pendant and Pot Lighting abound
- Family Room with Gas Fireplace with stone surround mantle and custom shelving for convenient hideaway of entertainment equipment
- Custom Waffle Coffered Ceiling in Family Room
- Wall of Windows in Family Room with custom motorized blinds
- Breakfast Room with oversized sliders leading to the rear patio
- Main Floor Den/Office with custom wall shelving
- 2pc Powder Room with custom floating vanity with bowl design
- Main Floor Laundry room with front load washer and dryer team with granite counters & wall of cabinets
- Functional MudRoom with built in custom shelving and access to 3 car garage
- Iron Railed Hardwood Staircase to upper floor
- Primary Bedroom with double tray ceiling; large windows with views of backyard
- Primary Walk-In Closet w/built-in custom organizing system
- Luxurious Primary Ensuite w/floating tub & separate oversized shower with glass enclosure; solid walnut double vanity & granite countertops; Tiled Flooring
- Primary Bedroom interior walls & flooring feature safe and sound isolating noise insulation and soundproofing
- 2nd Bedroom features walk-in custom closet and it’s own ensuite bathroom
- 2 additional Bedrooms feature Palladium windows and share a Jack’n’Jill bathroom installation
- Solid Wood Doors for premium insulation and additional soundproofing
- Upgraded Light Fixtures Throughout
- Recently finished basement w/1 bed & bathroom
- Basement 9 ft ceilings, 3pc bathroom, oversized windows
- Expanded natural gas manifold with additional ports for easy addition of basement kitchen/laundry, sitting room fireplace, etc.
- HRV (Heat, Recovery & Ventilation) system
- Premium Water Softener System, Iron Filter, UV Filter
- Rear stamped concrete patio w/Pergola (2021)
- Permanently mounted LED christmas lights along eaves
- Metal conduit from attic to mechanical room (for solar power)
- 100A subpanel in the garage
- Buried conduit for tv, phone to utility pedestal
- Buried conduit for network, electricity, water and gas for workshop
- Central network cabling run through conduit to all floors
- Ethernet cable run to all rooms & garage
- Hard-wired security cabling installed (cameras and door/window sensors)
- 9-zone irrigation rough-in including sprayer heads/rotors
- Three zone HVAC system
- All seams in ducting taped/sealed (improved efficiency)
- Natural gas hookup for BBQ
- Natural gas hookup for emergency generator
- Rough-in for electricity and natural gas to rear of property for gazebo
- Rough-in for split-zone AC and natural gas heating in garage
- Rough-in for surround sound in living room
- In-wall smart switches for most of the interior and exterior lights
- Rim joists insulated with closed-cell spray foam insulation
- Professionally inspected & sealed against insects/rodents
- Custom Built “Rainbow play systems” Play Set In Rear Yard
- Curtains in Living Room, Dining Room & Primary Bedroom are custom made, matching pillow & table runner included

BLAIR - PRESTON

Welcome to Blair, where the gentle flow of the Grand River weaves its way through our picturesque neighbourhood in Cambridge, Ontario! Here, amid the peaceful streets and verdant parks, you'll discover a neighbourhood that epitomizes the best of suburban living with a dash of urban convenience.

As you wander through Blair, you'll be greeted by lush greenery and inviting public spaces, perfect for leisurely walks, morning jogs, or picnics with loved ones. Our community takes pride in its natural beauty, providing a serene backdrop for everyday life.

But what truly sets Blair apart is its sense of community. From friendly neighbours to local gatherings and events, there's a palpable warmth that permeates our streets. Whether it's a spontaneous block party or a community clean-up effort, residents come together to support one another and create lasting connections.

Convenience is also at your fingertips in Blair, with easy access to nearby amenities, including shopping centers, restaurants, and entertainment venues, all just a stone's throw away from the banks of the Grand. Plus, for golf enthusiasts, the prestigious Whistle Bear Golf Course is just a short drive away, offering world-class facilities and breathtaking views.

So, whether you're drawn to our riverside charm, our strong sense of community, or our convenient location near Whistle Bear Golf Course, we invite you to come and experience the magic of Blair for yourself. Discover why so many choose to call our neighbourhood home – where the Grand River meets community spirit, and every day feels like a new adventure!

WALK SCORE

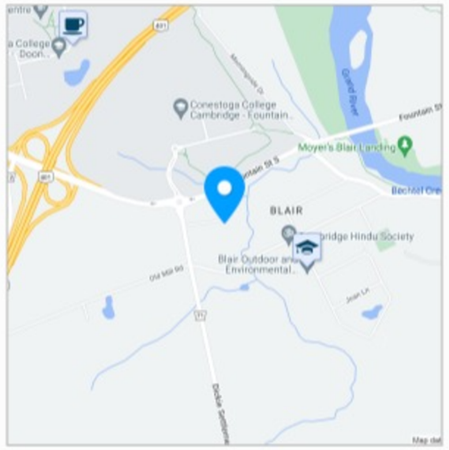
23 Highgrove Court has a Walk Score of 5 out of 100. This location is a Car-Dependent neighbourhood so almost all errands require a car.

This location is in Cambridge.

Walk Score 5 — **Car-Dependent**
Almost all errands require a car.

Transit Score 48 — **Some Transit**
A few nearby public transportation options.

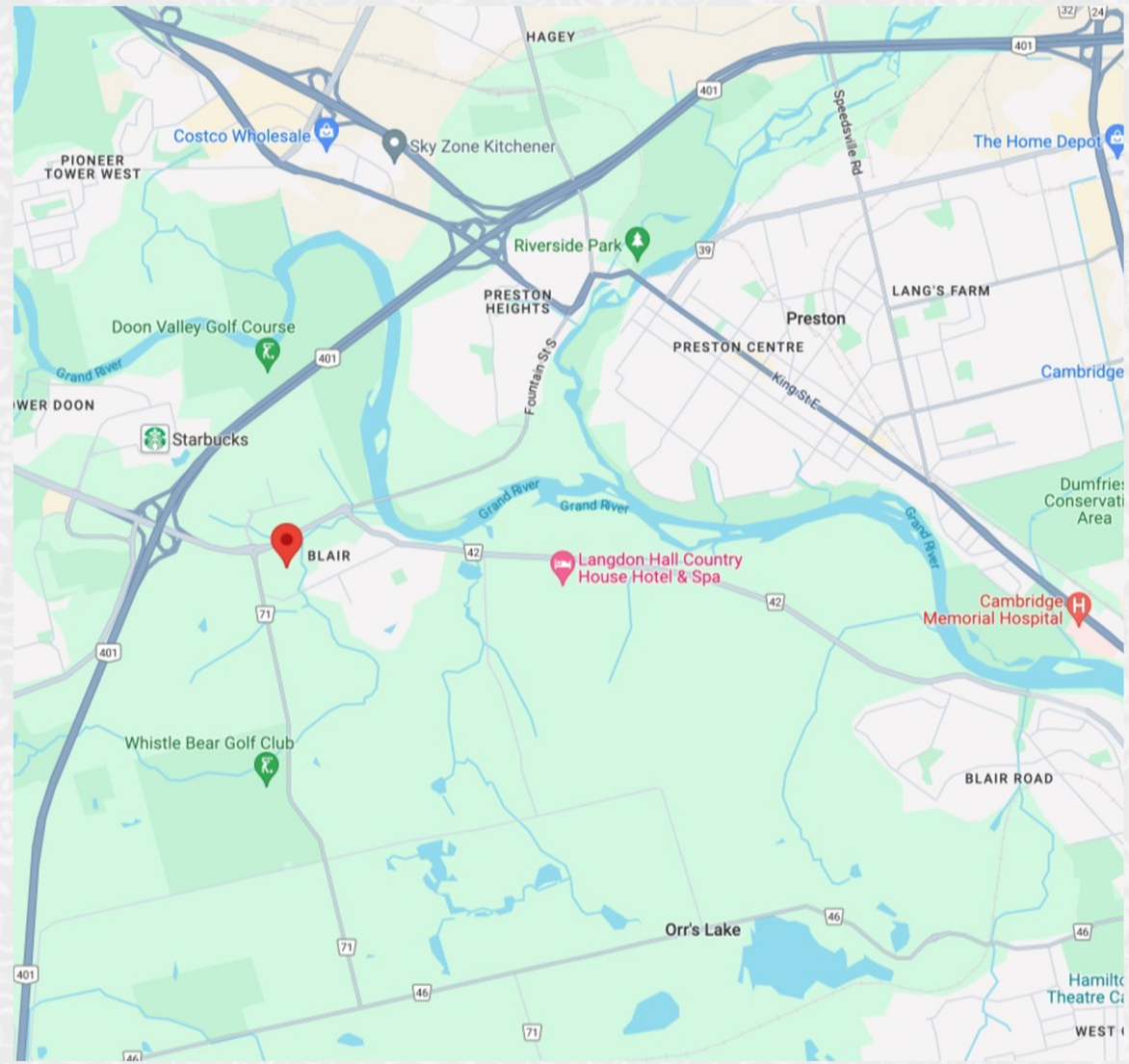
Bike Score 22 — **Somewhat Bikeable**
Minimal bike infrastructure.



SCHOOLS

WATERLOO REGION DISTRICT SCHOOL BOARD			WATERLOO CATHOLIC DISTRICT SCHOOL BOARD		
JK-8	Preston P.S.	BUSED	JK-8	St. Augustine	BUSED
7-8	William G. Davis P.S.	BUSED	9-12	Monsignor Doyle Catholic S.S.	BUSED
9-12	Preston H.S.	BUSED			

FLOOR PLANS

NEIGHBOURHOOD

Blair's central location ensures convenient access to a wealth of amenities and attractions. Residents enjoy proximity to shopping centers and restaurants, making it easy to meet daily needs and indulge in leisure activities. Nearby, the renowned Whistle Bear Golf Course provides world-class golfing experiences. Families are drawn to Blair for its excellent schools and family-friendly atmosphere, fostering a safe and nurturing environment for children to grow and thrive.