

18 Handorf Drive

Cambridge



LH

COMPASSION
LED LUXURY
LISTING



LISA
HARTSINK BROKER

COMPASSION LED REALTY TEAM

WELCOME TO
18 Handorf Drive
QUIET LIVING. NATURAL SETTING. TIMELESS DESIGN.

Set on a beautifully landscaped lot in a quiet, established neighbourhood, this home offers a refined blend of thoughtful updates and everyday comfort. From the covered front porch and repaved driveway to the private, fully fenced backyard complete with deck, pergola, and gazebo, every detail has been carefully considered to create a welcoming and functional outdoor space.

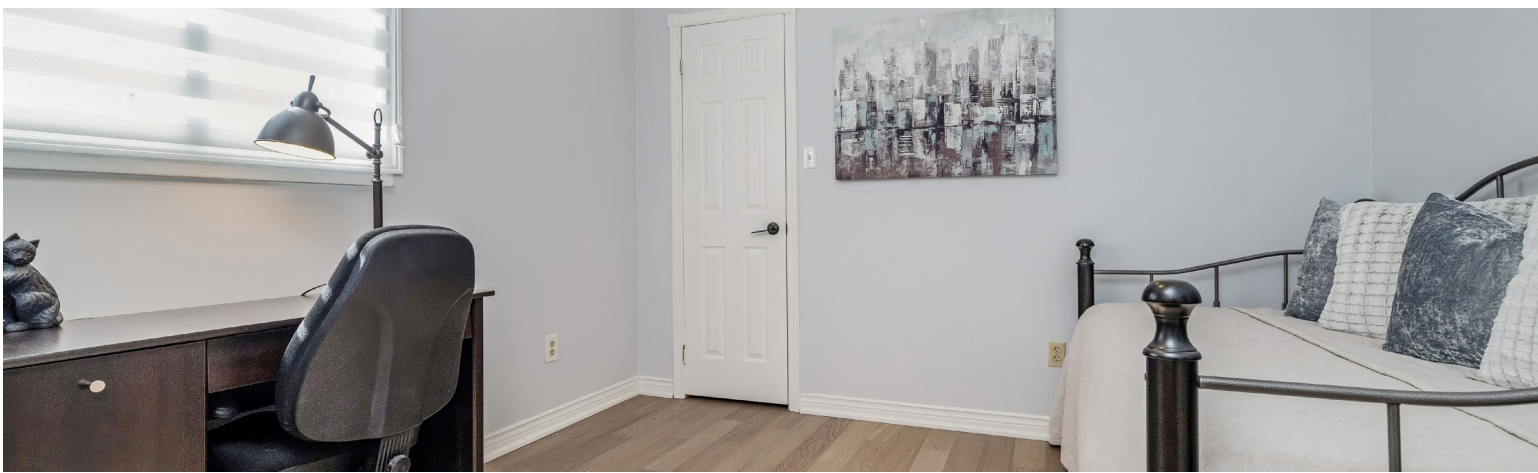
Inside, a bright, open layout showcases solid oak flooring, elegant finishes, and a seamless flow between living, dining, and kitchen areas. The custom kitchen is both stylish and practical, featuring quartz countertops, stainless steel appliances, and an oversized island that anchors the home. Upstairs, spacious bedrooms and a well-appointed primary suite with dual walk-in closets and a private ensuite provide a quiet retreat, while the finished lower level adds versatile living space for relaxing or entertaining.





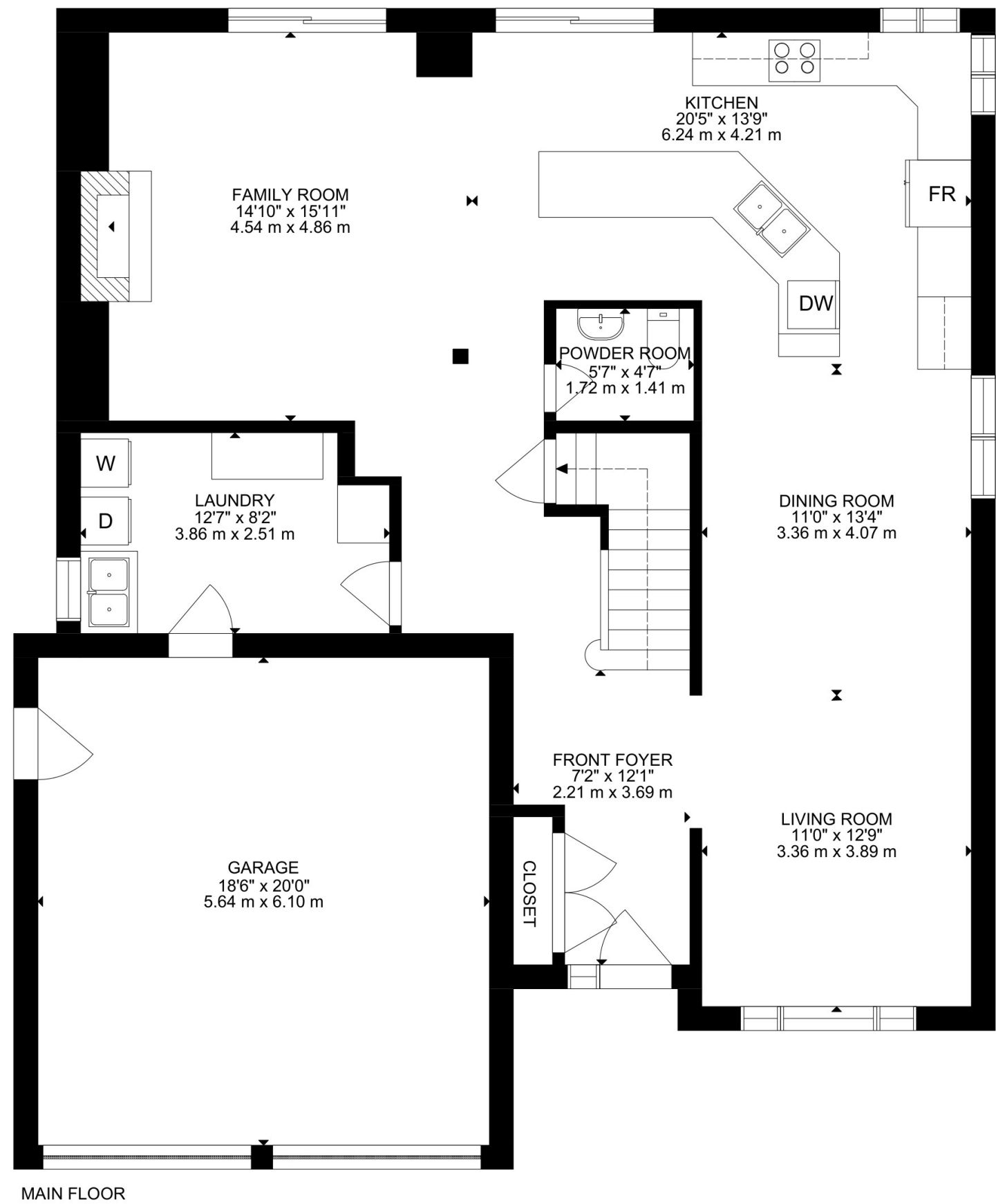












SCHOOLS

Waterloo Region District School Board		Waterloo Catholic District School Board	
ENGLISH			
JK - GR08	Hespler PS	JK - GR08	St. Elizabeth CES
GR09 - GR12	Jacob Hespler SS	GR09 - GR12	St. Benedict CSS
FRENCH IMMERSION			
GR02 - GR08	Hespler PS	GR01- - GR08	Our Lady of Fatima CES
GR09 - GR12	Galt C.I	GR09 - GR12	St. Benedict CSS

School boundary information can be confirmed at:
<https://bpweb.stswr.ca/Eligibility.aspx?Page=School>

HOUSE FEATURES

EXTERIOR

FRONT YARD

- Irrigation system
- Driveway repaved (~2018)
- Covered front porch
- Red brick exterior
- Attached 2-car garage

GARAGE

- Two-car garage
- 2 LiftMaster garage door openers
- Concrete flooring
- Door to side of home
- Interior door to main-level laundry room
- Electrical panel: 200 AMP, copper

BACKYARD

- Exterior lighting
- Wooden deck
- 12x12 3 season gazebo with plexiglass & doors with screens
- 12x12 open pergola
- Barbecue Station
- Fully fenced backyard (~2018)
- Small pond
- Interlock flagstone walkway to side of home

INTERIOR MAIN LEVEL

FRONT FOYER

- Ceramic tile flooring
- Newer front door with glass insert and doorlights
- Semi-flush mount light fixture
- Large closet with French doors and decorative glass inserts

HALLWAY

- Solid oak plank flooring
- Potlights

LIVING ROOM

- Solid oak plank flooring
- Potlights
- Open concept to dining room
- Window overlooking covered front porch
- Open concept to dining

DINING ROOM

- Solid oak plank flooring
- Open concept to living room

- Potlights
- Large arched window overlooking side
- Open concept to living

KITCHEN

- Solid oak plank and ceramic flooring
- Cabinetry by Kitchen Craft Cabinetry
- Mahogany/Cherry cabinets with bronze hardware
- Quartz countertops
- Tumbled marble backsplash
- Under-cabinet lighting
- Potlights
- Pull out drawers
- Lots of storage
- Glass cabinets
- 3 pendant lights
- Glass display cabinets
- Large island with breakfast bar seating
- Corner sink & double sink in island
- Large sliding door walkout to backyard
- Two windows overlooking back/ side yards
- Large dome window overlooking side yard

KITCHEN APPLIANCES

- Refrigerator: Samsung stainless steel (~2025)
- Stove: Maytag stainless steel electric range (~2018)
- Dishwasher: Bosch stainless steel (~2018)
- Range hood: Air King (black)
- Microwave: Breville stainless steel

BREAKFAST AREA

- Solid oak plank flooring & tile
- Pendant light
- Window overlooking backyard
- Walk out to deck
- Breakfast area built in to island

FAMILY ROOM

- Solid oak plank flooring
- Built-in ceiling speakers & cabinets

- Wood-burning fireplace with Limestone surround - WETT Certified
- Potlights
- Large sliding door walkout to backyard deck
- Open concept to kitchen

2 PIECE POWDER ROOM

- Solid oak plank flooring
- Pedestal sink
- Vanity light
- Walls with accent moulding

LAUNDRY ROOM

- Ceramic tile flooring
- Potlights
- Window overlooking side yard
- Single sink
- LG white front-load washer & dryer (~2013)
- Access to garage

UPPERLEVEL

HALLWAY

- Engineered hardwood flooring
- Chandelier light fixture
- Linen closet
- Upgraded baseboards

PRIMARY BEDROOM

- Engineered hardwood flooring
- Two windows overlooking side/ backyard
- Potlight + flush mount light
- French doors at entry
- Two walk-in closets with decorative insert glass French doors
- Custom blinds
- Updated baseboards

3 PIECE ENSUITE

- Large walk-in glass shower with tile surround
- Single vanity with quartz countertop
- Ceramic tile flooring
- Two sconce lights
- Two windows overlooking side and backyard views
- Built-in ceiling surround sound speakers
- Toiletry nook

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

HOUSE FEATURES

2ND BEDROOM

- Engineered hardwood flooring
- Window overlooking side yard
- Flush mount light + Potlights
- Custom blinds
- Single closet
- Updated baseboards

3RD BEDROOM

- Engineered hardwood flooring
- Two windows overlooking front yard
- Flush mount light + Potlights
- Custom blinds
- Large single closet with organizers
- Updated Baseboards

4TH BEDROOM

- Engineered hardwood flooring
- Two windows overlooking front and side
- Flush mount light + Potlights
- Custom blinds
- Single closet with organizers
- Built-in shelf
- Updated baseboards

4 PIECE FAMILY BATHROOM

- Single vanity with quartz countertop
- Ceramic tile flooring
- Tub/shower combo with large tile surround
- Potlights
- Two modern vanity lights
- Window overlooking side yard

STORAGE/BATHROOM ROUGH-IN

- Vinyl flooring
- Bulb lighting
- Rough-in for bathroom
- 60 AMP sub-panel, copper

BEDROOM

- Vinyl flooring
- Drop ceiling
- Potlights
- Double doors to both rec areas
- Large closet + additional small closet



UTILITIES / ADDITIONAL INFO

- Furnace: Daikin (~2021)
- Air Conditioning: Daikin (~2021)
- Hot Water Tank: Rheem; Rental with Reliance; 2025
- Water Softener: Excalibur; Owned; 2025
- Electrical: 200 AMP panel in garage (copper wiring); 60 AMP sub-panel in basement
- Windows: All windows replaced within last 10 years; Main level windows replaced 2021-2023
- Roof: Shingles, 2016
- Central Vacuum
- Smart Systems: Daikin thermostat
- Security System: Telus (monthly monitoring)
- Full home surround sound system + outdoor speakers
- 2006 renovation (gutted to studs with permits, open concept)
- Engineered hardwood upstairs installed (2024)
- Staircase carpet replaced (2024)

LOWER LEVEL

MAIN RECREATION AREA

- Vinyl flooring
- Potlights
- Drop ceiling
- Fireplace nook

2ND RECREATION AREA

- Vinyl flooring
- Potlights
- Access to bedroom
- Access to cold cellar and utility



**LISA
HARTSINK**
BROKER OF RECORD, FOUNDER



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COMPASSION LED REALTY TEAM



COLDWELL BANKER

**ELEVATE REALTY,
BROKERAGE**



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