

## **805 Battell Court, Cobourg, ON K9A 5R7**

### **Highlights, Overhauls and Upgrades Worth Mentioning:**

- ✓ 805 Battell Court Not Only Looks Aesthetically Pleasing and Has Some of the Best Curb Appeal in the Entire Subdivision - It Just Might Have the Best Lot, Property and Back Yard Experience in the Entire Subdivision and You Will Not Be Disappointed with What You Find When You Step Foot Inside as Well!
- ✓ The Captivating Home Has Been in the Same Family Since Being Built in 1997
- ✓ Metal Roof and Eavstroughs Newly Installed 2020
- ✓ Brand New Furnace Installed May 2026
- ✓ Brand New Fan Motor, New Capacitor and Freon Check in A/C Unit (Works Perfect)
- ✓ All Brand-New Windows Filled with Argon CSA Certified w/ Lifetime Warranty Approx 2022
- ✓ All Lower-Level Windows are Egress Windows
- ✓ Huge Primary Bedroom that has Been Completely Renovated Approx. 2023
- ✓ Downstairs Bathroom Painted with New Exhaust Fan, Toilet and Vanity Installed 2025
- ✓ Updated Main Level Bathroom – New Toilet, Dura Ceramic Tiles, Exhaust Fan and Painted 2024
- ✓ Entire House Freshly Painted Throughout 2026
- ✓ New Kitchen Cupboards Replaced in Main Floor Kitchen 2024
- ✓ All Brand-New Light Fixtures Replaced Throughout Home Top to Bottom
- ✓ 5 Head Rainbird Sprinkler System Installed in Backyard 2023
- ✓ Laminate Flooring Replaced on Landings 2026
- ✓ Brand New Insulated Exterior Doors Installed 2022
- ✓ Main Floor Laminate Flooring Replaced and Installed 2024
- ✓ Garage Door (Insulated) and Opener Replaced Approx 2022
- ✓ Garage is Drywalled and Insulated
- ✓ Hot and Cold Water Plumbed to Garage with Drainage
- ✓ Ontario Hydro Certified Pony Panel Ready for Generator to be Installed
- ✓ Lower Level with Separate Entrance, 2nd Kitchen, 4-Piece Bathroom, Laundry, Living Room and 1 Bedroom (Ability to Easily Have 2), Adds an Incredible Amount of Value
- ✓ The True Feature and X-Factor of this Alluring and Attractive Home is the Nearly 210' Deep Lot that Provides Your Own Little Piece of Paradise, Smack Dab in the Middle of Town
- ✓ Calling all Multigenerational Families, First Time Home Buyers, Retirees, Investors, Short-Term or Long-Term Enthusiasts, Downsizers, Those Looking for an Additional Income Opportunity and Everything in Between!!
- ✓ Perfectly Located Centrally in the Middle of Ontario's Feel-Good Town with Lake Ontario, Historic Downtown, Beach/Boardwalk/Marina, Restaurants, VIA Rail, Schools, Cobourg Dog Park, Parks and So Much More all Within Walking Distance or Just Moments Away!!