

1266 Ashland Drive – Cobourg, ON K9A 5S5

Highlights, Overhauls and Upgrades Worth Mentioning:

- ✓ Precisely Perched and Perfectly Positioned, this Picturesque All Brick Bungalow Shines with Plenty of Curb Appeal and Presents Plenty Amounts of Pride of Ownership, Both Inside and Out - Welcome Home to 1266 Ashland Drive
- ✓ Warm and Inviting Open Concept Main Floor Layout that Features 2 Beautiful Bedrooms, 2 Full Bathrooms - One of Which is a Lovely 4-Piece Ensuite
- ✓ Garage Access and Laundry Room Both Provided on Main Floor
- ✓ Grand Kitchen with Ample Cabinet and Counter Space that Overlooks the well Positioned Living and Dining Spaces
- ✓ Built by Leblanc Homes Brand New 2011
- ✓ Furnace, A/C, Shingles, Windows and HWT all New with Home in 2011
- ✓ The Unfinished Lower Level with Bathroom Rough-In Provides an Extraordinary Amount of Opportunity, Flexibility and Possibility - Blank Canvas Provides a Wonderful Array of Options
- ✓ Get Lost in Your Thoughts While You Sit or Swing on the Sprawling Covered Front Porch
- ✓ Entertain the Ones Closest to You or Bask in the Sun and Embrace the Tranquility Provided by the Wonderful Private Setting, Slightly Elevated to Overlook the Serene Backdrop Around You
- ✓ All This and You are Just Moments Away from Parks, Lake Ontario, Cobourg Beach and its Breathtaking Boardwalk, Schools, Parks, Fabulous Downtown Core, Marina, Beaches, Major Highways, Hospital, Via Rail and So So Much More that Ontario's Feel-Good Town Has to Offer!!