

717 Westwood Drive – Cobourg, ON K9A 4N3

Highlights, Overhauls and Upgrades Worth Mentioning:

- ✓ Pride of Ownership Shines Through This Amazingly Located Home, on an Amazing Lot Backing onto Greenspace/Adjacent to Park, With Some Amazing Features, An Amazing List of Additions/Updates/Renovations/Remodels in the Amazing "Feel Good Town" of Cobourg
- ✓ Beautifully Maintained and Well Laid Out Family Home with Crown Moulding Throughout
- ✓ Double layer Laminate Fiberglass Shingles Replaced 2012
- ✓ Eavestroughs and Downspouts 2012
- ✓ Windows Replaced Between 2006 and 2012
- ✓ Exterior Door (s) Replaced Brand New 2004
- ✓ Exterior Siding Addressed 2011
- ✓ 16' x 26' Expansive Back Deck Completed 2006
- ✓ Driveway Poured 2001 and Freshly Resurfaced 2019
- ✓ Garage Door Replaced w/ Automatic Opener 2007
- ✓ Natural Gas Furnace Replaced 2019
- ✓ Air Conditioner Installed Brand New 2020
- ✓ Ductwork and Vents Cleaned Annually
- ✓ Hot Water Heater Owned 2012
- ✓ 200 Amp Electrical Panel Upgraded 1988
- ✓ Complete Custom Kitchen Renovation with New Cabinets and Quartz Counters 2011
- ✓ 4-Piece Bathroom Remodel with Stone Counter Vanity, Walk-In Shower and Stand-Alone Tub 2011
- ✓ Main Level Flooring Installed in 2011 Although Original Hardwood Still in Place
- ✓ Second Level Flooring Replaced 2007
- ✓ Freshly Painted Throughout 2021
- ✓ Rec Room – Family Space in Lower Level Completed 2010
- ✓ Stove 2026 – Microwave 2026 – Dishwasher 2020 – Washer and Dryer 2010 – 2nd Fridge 2003
- ✓ Beautiful 13' x 14' Lifestyle Sunroom New 2006 – Roof Replaced 2025
- ✓ Front Lawn Wall 2019 (Original 2001)
- ✓ 3 Ceiling Fans Installed Brand New 2021
- ✓ Hardwood Floors in Family Room with Incredible Tray Ceiling Installed 2016
- ✓ Ceiling Fan in Family Room Installed 2016
- ✓ Primary Bedroom Converted (Home Used to be 4 Bedrooms but Combined 2 Bedrooms)
- ✓ Primary Bedroom Window Coverings 2022
- ✓ Doorbells Re Wired 2022
- ✓ 2nd Bedroom Window Coverings 2003
- ✓ Kitchen Slider Window Coverings 2019
- ✓ Front Porch – New Concrete Covering 2012
- ✓ Tall Windows (Dining Room, Laundry Room, Breakfast Nook, Family Room) 2012
- ✓ Basement Laundry Tub and Plumbing 2010
- ✓ Main Floor Laundry Room Reinforced with Cement Pad and Wired for Hot Tub
- ✓ Perfectly Positioned to be Walking Distance to Schools, Parks, Pickleball, Tennis, Lake Ontario
- ✓ Moments from the Vibrant and Storied Downtown, Marina, Beach, Fantastic Restaurants, Box Stores, Hospital, Highway 401, and So Much More!!