

120 University Ave East #101 – Cobourg, ON K9A 0A9

Highlights, Overhauls and Upgrades Worth Mentioning:

- ✓ Rare Opportunity Presents Itself with This Stunning, Stylish, Sleekly Designed End Unit Bungalow Featuring Privacy, Convenience and Paramount Location to Enjoy Everything Cobourg
- ✓ Pristinely Maintained, this 2 + 1 Bedroom, 3-Bathroom Unit Features Some of the Finest and Most Sought-After Main Floor Living Available in All of Northumberland
- ✓ Allow Yourself to Be Welcomed by The Immaculate Formal Dining Space Radiating Elegance, Featuring Exquisite Coffered Ceilings, Exquisite Medallions, Customized Columns, Classic Crown Moulding, and Finished Corbel Bracketing; Welcome Home
- ✓ Brand New A/C Unit Installed 2020
- ✓ Natural Gas Furnace 2018
- ✓ New Humidifier 2021
- ✓ Water Softener Purchased and Installed 2018 (Owned)
- ✓ Custom Hunter Douglas Blinds and California Shutters 2015
- ✓ Fridge – Stove – Washer – Dryer – Microwave – All Brand New 2016
- ✓ Basement Completion Renovation, Rewired and Bathroom Completed 2015
- ✓ Dryer Vent Cleaned July 2025 – Completed Every 3 Years by Condo Corp
- ✓ 4-Piece Ensuite Remodel with Stand-Up Shower, Wainscoting and a Stone Counter Vanity 2019
- ✓ Front and Back Doors Painted 2025
- ✓ New Exterior Lights Installed 2026
- ✓ Retractable Phantom Screen Doors Front and Back Brand New 2026
- ✓ Electric Hot Water Tank Purchased and Installed New 2025 (Owned)
- ✓ Interior Painted Throughout 2026
- ✓ New Gas Supply Line at Rear in Courtyard 2026
- ✓ A/C Unit, Humidifier and Furnace Cleaned and Serviced Sept 2025
- ✓ Gazebo New 2023
- ✓ The Finished Lower Level Offers Some Dynamic Opportunity - A Vast Family/Rec Room Space, an Opportunistic Office/3rd Bedroom/Den, Huge 2-Piece Powder, Large Utility and Storage Rooms
- ✓ Short Walking Distance to Famous Cobourg Beach, World Class Restaurants, Marina, Boardwalk, Vibrant Downtown, Parks, Boutique Shops, Grocery Stores, VIA Rail and Many Other Amazing Amenities and Services This Incredible Town and Area Has to Offer!!