



206 King Street East, Colborne ON K0K 1S0

Highlights, Overhauls and Upgrades Worth Mentioning:

- ✓ 206 King Street East Presents the Most Charming Century Home to hit the Market this Year!
- ✓ This Rare Gem Provides a Ton of WOW Factor, Character, MAIN FLOOR LIVING with Awe-Inspiring Primary Suite, and is Sprinkled with Some Modern Flare and Fusion!
- ✓ Triple Brick Construction 1834 – Board and Batten 1828
- ✓ Brand New Furnace 2021
- ✓ Basement Fully Waterproofed Lifetime Transferrable Warranty 2023
- ✓ Main Floor 3-Piece Bathroom Renovation w/ Heated Porcelain Flooring 2020
- ✓ 53 New Windows Replaced and Installed
- ✓ Brand New Metal Roof Installed - 2016
- ✓ Red Pine Tongue and Groove and Original Trim Throughout
- ✓ Original Built-In Jam Cupboard 1828
- ✓ Tin Ceilings in Pantry, Front Entrance and Bathroom
- ✓ Completely Insulated Garage w/ Gas Furnace as well as Hot and Cold Water
- ✓ General Link Installed for Hydro 2025
- ✓ Enter the 4-season Front Porch - Family Space Area Complete with Gas Fireplace and be Greeted with a First Impression that Will Take Your Breath Away!
- ✓ Well-appointed Main Floor Primary Suite Showcasing Original Post and Beam Construction and Perfectly Positioned on the South End with its Very Own Sitting Room as well as a Piano/Library/Office Space
- ✓ Just a Short Drive Away to Wellington and the Very Popular Sandbanks
- ✓ Highlighting this One-Of-A-Kind Jewel is the Barn/Outbuilding that Comes Complete with Fireplace, Gas Furnace, Water, Kitchen Set Up, Loft Space, Lake Views, 2 Sides Completely Renovated, Fully Insulated, Board & Batten, Views, Views and More Views, and an Endless Amount of Opportunity and Possibility!
- ✓ Minutes Outside of the Charming Downtown Core of Colborne, Lake Ontario, Highway 401, Big Apple, Smack Dab Between Cobourg & Brighton, and a Short Drive from So Many Other Amazing Amenities Northumberland County has to Offer
- ✓ Trade in Your Status-Quo and Welcome to the Remarkable New Lifestyle that is 206 King St East, Colborne!!