

## 395A William St, Cobourg, ON K9A 3A1

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

- ✓ Compact, cozy and Centrally Located to Enjoy Everything Cobourg and All That Comes with Being Smack Dab in the Mix of Things
- ✓ Kitchen Renovation with Brand New Appliances - Stainless Steel Dishwasher, Built In Oven, Natural Gas Stove and 600 CFM Range Hood 2023
- ✓ Brand-New Stainless-Steel Fridge w/ Extended Warranty Installed 2024
- ✓ Bathroom Remodeled and Updated 2023
- ✓ Brand New Toilet and Vanity 2023
- ✓ Updated Electrical with New Light Fixtures, Plugs and Switches
- ✓ Brand New Nordik Windows Installed 25 yr Warranty 2024
- ✓ Exterior Doors Brand New 10 yr warranty 2024
- ✓ Efficient New Baseboards Brand New and Installed 2025
- ✓ Board and Batten Vinyl Siding Installed 2025
- ✓ Remote Controlled Overhead Lighting Installed May 2025
- ✓ Gutters, Downspouts, Soffit and Facia All Replaced and Installed Brand New June 2024
- ✓ EV Charging Point Added May 2025
- ✓ Hot Water Tank (Rental Enercare) Replaced April 2026
- ✓ Very Impressive and Attractive 168' Deep Lot
- ✓ Calling all First-Time Home Buyers, Retirees, Investors, Short Term and Long-Term Rental Enthusiasts, or Those Looking to Add To or Start Their Investment Portfolio, This Listing is For You
- ✓ Perfectly Positioned to Enjoy this Incredible Town with the Very Popular Beach, Marina, Boardwalk, Lake Ontario, Vibrant Downtown, Schools, Parks, Shops, Restaurants and So So Much More!!