

726 Elmer Hutton Street– Cobourg, ON K9A 0K9

Highlights, Overhauls and Upgrades Worth Mentioning:

- ✓ Quality and Contemporary Headline this Gem from the Moment You Walk Through the Front Door
- ✓ Premium New Amherst Home Built Brand New 2017
- ✓ Breathtaking Main Floor Features 2 Bedrooms, 3 Bathrooms - One Being a Beautiful 4-Piece Ensuite
- ✓ **4-PIECE ENSUITE FRAMED SO DRYWALL CAN BE CUT OUT AND DOOR ADDED TO ACCESS FROM KITCHEN AREA**
- ✓ Soaring 9' Ceilings, Easy Open Concept Living and Dining Spaces as well as a Fabulous Kitchen with Quartz Counters, Oversized Island and Aesthetically Pleasing Waterfall Edging
- ✓ Additional Main Floor Features Include a Perfectly Positioned 2-Piece Powder, Laundry Room, Walk-Out to Private Side Terrace Patio and Direct Access to Your Double Car Garage
- ✓ The Incredibly Versatile and Opportunistic Lower Level Provides an Abundance of Flexibility for the New Owners. Leave it "as is" with the Respectively Sectioned Theatre and Games Rooms Taking Full Advantage of the Oversized 8' Ceilings
- ✓ Easily Add Third Bedroom and Retro the Existing 2-Piece Into a Full 3 or 4 Piece
- ✓ **SELLER WILL LEAVE POOL TABLE, 85" TV, STEREO SPEAKERS AND GREY LOUNGE CHAIRS**
- ✓ Exterior Deck Installed and Completed - 2020
- ✓ Stunning Custom Quartz Counters and Large Island with Waterfall Edges - 2025
- ✓ Plush Water-Resistant Underlay Carpet in Lower Level
- ✓ Moments from the Beautiful Downtown, Waterfront, World Class Restaurants, Rec Centers, Highway 401 and So Much More
- ✓ Enjoy Everything Cobourg with the Convenience and Efficiency this Prime Location Offers in One of the Most Sought-After Neighborhoods in All of Northumberland!!!