



**16 Swayne Street, Cobourg, ON K9A 1K5**

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

- ✓ Steps Away from the Very Vibrant Downtown Core, Lake Ontario, One of the Best Beaches in the Country, Fabulous Local Shopping, World Class Restaurants, Marina, Boardwalk, Schools, Parks, Entertainment and So Much More
- ✓ Natural Gas Furnace Replaced - 2020
- ✓ All Windows Replaced Brand New - 2022
- ✓ A/C – Heat Pump Installed Brand New - 2023
- ✓ Plywood on Roof Replaced and Shingles Installed - 2020
- ✓ Natural Gas Hot Water Heater Owned and Installed Brand New - 2020
- ✓ Entire House Electrical Updated, Outlets Lifted, Grounded, Knob and Tub Removed and Electrical Panel Upgraded - 2022
- ✓ Side Deck and Fencing Newly Installed Since 2024
- ✓ Electric Stone Face and Mantle Installed - 2019
- ✓ Removed 15 Yards of Dirt from Basement, Installed 4" Insulation, Poured Concrete, New Lighting, Installed 15 – 2x2x8" Concrete Pads with Jack Posts and Leaching - Weeping Bed Installed for Proper Drainage to Sump Pump
- ✓ Home Painted and Freshened up Throughout
- ✓ Brand New Fridge and Stove - 2020
- ✓ Centre Island with 2 Ground Receptacles, Faucet and Sink
- ✓ Installed 14 x 8 Engineered Beam to Ensure Open Space and Drywalled Kitchen
- ✓ New Back Deck Installed, Shed Built, Landscaped, Raised Beds and Backyard complete with Pear and Apple Trees
- ✓ Calling all First-Time Home Buyers, Investors, Retirees, Short Term Rental Enthusiasts, Those Looking to Add or Expand their Real Estate Portfolio and Everything in Between
- ✓ Perfectly positioned to enjoy "Ontario's Feel-Good Town" and everything else, Northumberland County