



**261 Morgan Street, Cobourg ON K9A 0L5**

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

- ✓ Absolutely Stunning Bungalow Built Brand New 2018 with Eye Catching Features Both Inside and Out
- ✓ Upgraded Kitchen Featuring Custom Cabinetry and Granite Counters that Overlooks the Beautifully Designed Living and Dining spaces
- ✓ Kitchen Cabinet Upgrades
- ✓ Covered Front Porch Surrounded by Beautiful Interlocking Stone and Wonderful Landscaping
- ✓ Open Concept Main Floor with Large Primary Bedroom, 3-Piece Bathroom with Custom Walk-In Glass Shower, 2<sup>nd</sup> Bedroom and Well Laid out Kitchen Overlooking Dining and Living Spaces
- ✓ Walkthrough the Garden Doors to the Breathtaking Backyard Space Complete with Newly Installed Composite Deck, Interlocking Stone, Exquisite Landscaping and Private Gazebo Space
- ✓ Quite Possibly the X Factor in this Listing, is the Upgraded Finished Lower Level - Complete with Large Family Space, Big and Bright 3rd Bedroom with Egress Window, 4-piece Bathroom, Multiple Storage Options and Your Very Own In-House Workshop/Bench
- ✓ 9Ft Ceilings Added as Upgraded Feature to Main Floor
- ✓ Upgraded Interior Railing Added
- ✓ Pot Lights and Valance Light Additional Feature Added through Builder Upgrades
- ✓ Dual Flush Studio Toilets Installed
- ✓ Upgraded Flooring Package Selected and Installed when Built
- ✓ EV Charger Rough-In Located in Garage
- ✓ Wonderfully Positioned to be Moments Away from Cobourg's Wonderful Beach, Downtown Core, Marina, Boardwalks, Schools, Parks, Shopping, Lake Ontario and so Much More!!