

## 299 Spring Street – Cobourg, ON K9A 3K3

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

- ✓ Classic, Character, Charm, Charismatic and Centrally Located with the Ease of Convenience to Enjoy Everything "Ontario's Feel-Good Town" Has to Offer While Being Right Smack Dab in The Middle of It All and Walking Distance to Almost Everything with its Prime-Time Location
- ✓ The Symmetrical Aesthetics of this Elegant Home Lend Itself to Some of the Finest Curb Appeal in Town with the Center Hall Design and Incredible Covered Front Porch
- ✓ Appreciate the Stunning Oversized Original Baseboards, Casings and Trims, Beautiful 9' Ceilings, Crown Moulding, Wood Flooring, Attention to Detail in the Woodwork Throughout and Lastly the Traditional Layout That Provides a Unique Offering Rarely Found
- ✓ Roof Re Shingled with 25 Yr Shingles 2020
- ✓ Garage Roof Repaired and Re Shingled 2025
- ✓ Furnace Brand New Approx 2019
- ✓ 200 Amp Electrical Panel Upgraded to Copper Wiring 2016
- ✓ A/C replaced Prior to 2013
- ✓ Stunning Solid Wood Front Door Installed 2021
- ✓ Garden Doors in Formal dining Room Added 2022
- ✓ Window Treatments 2022
- ✓ Walking Distance to the Finest Restaurants, Famous Beach, Boardwalk, Marina, Vibrant Downtown, Parks, Activity Centers and So Much More

*Take a leap of faith and enjoy the new lifestyle provided by being centrally located .....  
Welcome Home to 299 Spring Street!*