

835 Brook Rd N – Cobourg, ON K9A 4J8

Highlights, Overhauls and Upgrades Worth Mentioning:

- ✓ Zoned Development This Rarely Offered Opportunity Only Comes Around Once Every so Often
- ✓ Unlock the Potential That Awaits with This Nearly 2-Acre property in the growing, expanding and lucrative East End of Cobourg
- ✓ Beautiful, Well-Maintained Century Home (No Heritage Designation) That Provides a Ton of Character and Charm
- ✓ Perfect Opportunity to Tap into the Massive Development Wave Happening in the East End of Cobourg
- ✓ This Property is Ready for a Growing Family, Retirees Looking for a Beautiful Century Home to Pick Away At, Sleek and Savvy Investors, Builder or Buyer Looking to Expand their Current Portfolio
- ✓ Shingles Replaced Approximately 10 Years Ago
- ✓ Exterior Doors Replaced 2 Years Ago
- ✓ Entire Home Incredibly Repointed 10 Years Ago
- ✓ New Gravel Driveway Resurfaced 2024
- ✓ Access the 1.87 Acre Lot Via 1 of 2 Driveways
- ✓ Natural Gas Available to House with BBQ Hook-Up and Gas Fireplace
- ✓ Interior of Home Painted 2026
- ✓ 200 AMP Electrical Service
- ✓ Hot Water Tank Installed 2024 - Owned
- ✓ Kitchen Renovation with Custom Cabinets and Brazilian Architectural Grade Soapstone Countertops
- ✓ Natural Gas Fireplace 2015
- ✓ 48" Commercial Glass Door Traulsen Fridge
- ✓ 30" Viking (Ultraline) Stainless Steel Gas Range
- ✓ Pergola Constructed and Built on South Lawn 2016
- ✓ Double Door Basement Walk-Out
- ✓ Remains of Old Barn Stone Walls on North Part of Lot
- ✓ Providing a Seamless Integration as You Share a Border with Tribute Homes' Massive "Cobourg Trails" Phase 2
- ✓ This Property Sits Right Next to the Massive, Provincially Funded "Housing-Enabling Water Systems Fund" with the Overhauls and Implementation of the Trunk Servicing Upgrades Providing the Ease of Town Water and Sewer Services
- ✓ Purchase this Property Individually or Seize the Opportunity at Hand with The South 1.5 Acre Lot FOR SALE and Zoned Development MLS# X138750707 OR X13875034
- ✓ Wonderfully Positioned in "Ontario's Feel-Good Town" to be Moments Away from Highway 401, Cobourg's Wonderful Beach, Downtown Core, Shopping, Hospital, Marina, Boardwalks, Schools, Parks, Shopping, Lake Ontario and So Much More!!