

\$749,000 - 63 University Avenue E, Cobourg

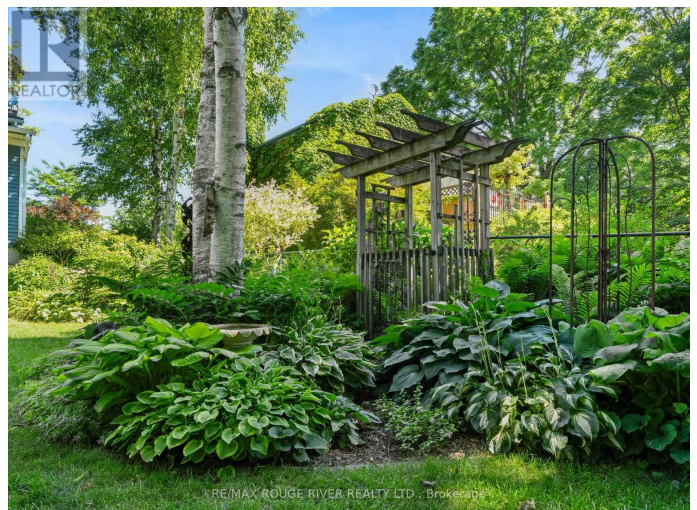
MLS® #X12330032

\$749,000

4 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Cobourg, Cobourg, Ontario

Deceptively Spacious, Undeniably Charming
A Hidden Gem in an established residential area of heritage Cobourg. Welcome to the Cottage of the Enchanted Garden, a 1940s charmer reimagined for modern living in the heart of Cobourg. Far larger than it first appears, this home surprises at every turn with its generous proportions, versatility, and abundant living space. Step through the practical three-season porch into a formal living room anchored by a gas fireplace, custom built-ins, and a large picture window. The open-concept kitchen and dining room is both functional and stylish, while a flexible bonus room can serve as an office, den, or formal dining area. The main floor also features a spacious primary bedroom overlooking the gardens and a light-filled bathroom with a freestanding tub. Upstairs offers two additional bedrooms, a full bath, and ample storage. Downstairs, the basement opens up a world of possibilities. Currently used as a bright and inspiring sewing studio, this flexible space includes a living area, a generous bedroom with large windows, a full bathroom, and its own private entrance. Previously used as an in-law suite, it still retains rough-ins for plumbing and electrical, making it easy to convert back into a self-contained unit. Whether you envision multi-generational living, rental income, a home-based business, or a creative retreat, this level is ready to adapt to your lifestyle needs. Outside, the deep storybook backyard



is lush, private, and truly enchanting, a hidden oasis in the heart of town. Enjoy the best of Cobourg just steps away: walk to historic downtown, Victoria Park, Cobourg Beach, shops, schools, and more. This is a one-of-a-kind home, brimming with charm, character, and unmatched versatility, certainly no cookie cutter here. (id:6289)

Essential Information

Listing #	X12330032
Price	\$749,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	63 University Avenue E
Subdivision	Cobourg
City	Cobourg
Province	Ontario
Postal Code	K9A1C9

Amenities

Amenities	Beach, Hospital, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Level lot, Level, Guest Suite, Sump Pump
Parking Spaces	3
Parking	Carport, No Garage
# of Garages	1

Interior

Appliances	Water Heater, Water meter, Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air

Cooling	Central air conditioning, Ventilation system
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Walk out, Separate entrance

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Lot Description	60 x 126.1 FT
Foundation	Block

Listing Details

Listing Office RE/MAX ROUGE RIVER REALTY LTD.



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