

\$779,000 - 403 - 120 University Avenue E, Cobourg

MLS® #X12374630

\$779,000

2 Bedroom, 3.00 Bathroom,
Single Family

Cobourg, Cobourg, Ontario

NEWLY ADJUSTED PRICE Located in the highly desirable, centrally located Ryerson Commons, this showpiece of a home has been masterfully renovated over the years with the utmost attention to detail. In the living, dining and kitchen area, the open-concept plan and vaulted ceilings create a sense of spaciousness that is perfect for both everyday living and entertaining. The living room, anchored by a custom fireplace surround, leads to a private, east facing patio, offering the perfect amount of space for relaxing and hobbies. Choose from two primary bedroom options, one on the main floor with adjacent ensuite and walk-in closet, or upstairs find a secondary bedroom with designer ensuite and walk-in closet off the loft-style family living room. All 3 bathrooms offer a spa-like experience at home, highlighted by the statement lighting, stand alone tub and the thoughtful and neutral selections. The finished basement is a rare find, featuring a full laundry room with plenty of storage and dedicated drying and folding spaces, 2 additional rooms for hobbies, guests or an office and a large utility room and workshop. 403-120 University pairs timeless design with practical comfort for the ultimate experience in laid back, luxury living. Other features of note: bonus room on main floor for office, library or guest accommodation, main floor laundry hookups in the space currently being utilized as a pantry, snow removal included in condo fees, good visitor parking, new furnace/heat pump ('23),



new piping throughout ('25) and close walking distance to the beach, Heritage downtown and local shops, dining and entertainment. Take advantage of the ease of the attached garage and patio, while enjoying the maintenance and worry free living a condo provides. Downsize without compromise! (id:6289)

Essential Information

Listing #	X12374630
Price	\$779,000
Bedrooms	2
Bathrooms	3.00
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	403 - 120 University Avenue E
Subdivision	Cobourg
City	Cobourg
Province	Ontario
Postal Code	K9A0A9

Amenities

Amenities	Beach, Hospital, Marina, Park, Visitor Parking, Fireplace(s), Separate Electricity Meters
Features	Paved yard, In suite Laundry, Sump Pump
Parking Spaces	2
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Water Heater, Dishwasher, Dryer, Microwave, Stove, Washer, Window Coverings, Refrigerator
Heating	Heat Pump
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1

# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Stucco
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX ROUGE RIVER REALTY LTD.
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