



746 Northwood Dr Cobourg Ontario K9A 4W2 Cobourg Cobourg Northumberland SPIS: N Taxes: \$4,696.12/2024 DOM: 0		
Detached Link: N Sidesplit 4	Front On: N Acre: < .50	Rms: 10 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x2xLower
Lot: 50 x 110 Feet Irreg: Dir/Cross St: Westwood Dr/Northwood Dr		

MLS#: X9375459	PIN#: 510890304
Possession Remarks: Flexible	

Kitchens: 1 Fam Rm: Y Basement: Full / Part Fin Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: 31-50 Apx Sqft: 1500-2000 Assessment: \$276,000 / 2024 POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:	Exterior: Brick Drive: Pvt Double Gar/Gar Spcs: Attached / 2 Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: None Energy Cert: N Cert Level: GreenPIS: N Prop Feat: Family Room, Fenced Yard, Park, Rec Centre, School	Zoning: Residential Cable TV: A Hydro: A Gas: A Phone: A Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	5.84	x 4.82	Double Closet	Skylight	Window
2	Living	Main	13.35	x 17.19	Bay Window	Hardwood Floor	Open Concept
3	Dining	Main	10.01	x 10.99	Hardwood Floor	Open Concept	Window
4	Kitchen	Main	12.04	x 11.06	Double Sink	Modern Kitchen	Window
5	Prim Bdrm	2nd	17.55	x 14.67	Double Closet	Hardwood Floor	Large Window
6	2nd Br	2nd	10.93	x 9.74	Closet	Hardwood Floor	Window
7	3rd Br	2nd	10.93	x 15.49	Closet	Hardwood Floor	Window
8	Family	Lower	16.8	x 14.6	Hardwood Floor	Recessed Lights	W/O To Deck
9	Rec	Lower	10.3	x 17.19	Hardwood Floor	Recessed Lights	Window
10	Den	Lower	8.46	x 7.74	Hardwood Floor	Pass Through	
11	Laundry	Lower	15.58	x 11.06	Laundry Sink	Window	

Client Remks: Step inside your dream home in a prime location of Cobourg! You will be delighted by the spacious and bright living areas in this four level side split nestled on a quiet, family friendly street with mature trees. Natural light pours in through the large windows in this remarkable three bedroom, fully detached, home that has been well maintained and updated. Right from the soaring ceiling entryway with skylight, you will feel right at home. The main floor boasts open concept living and dining rooms with gleaming hardwood floors and an eat-in kitchen. Upstairs, you will find three large bedrooms, bonus space in the hall that could be used as an office to accommodate working from home, and a main bathroom. There is a large family room with a walk-out to the deck on the lower main level, as well as entry into the two car garage. On the lower floor, there is additional living space with a large recreation room with pot lights, above grade windows, bar area and powder room with shiplap style accent wall. There is great storage in the crawl space and laundry room. Outside, the oversized backyard is fully fenced and private, with great entertaining areas and gardens. Parking for four cars in the driveway. All this within the vibrant, lakefront community of Cobourg! Close to the amazing beaches and waterfront areas, historical downtown, shops, restaurants and highways. Walking distance to schools and parks. Discover countless reasons to fall in love with this exceptional property!

Extras: Roof '19, Furnace '09, A/C '09, Electrical Panel '24
Listing Contracted With: KELLER WILLIAMS REAL ESTATE ASSOCIATES **Ph:** 905-812-8123