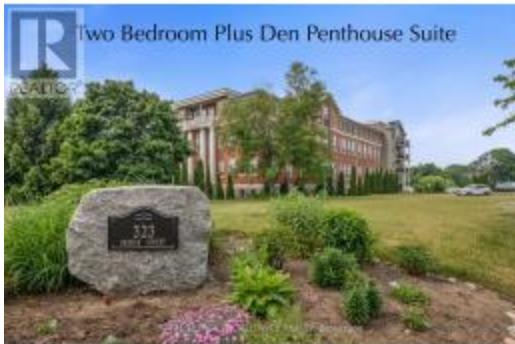




REALTOR.ca®



# \$977,000

**#403 -323 GEORGE  
ST  
Cobourg, Ontario  
K9A3L9**

MLS® Number:  
X8118226

2 Bedrooms   3 Bathrooms   - Square Feet

## Listing Description

This two bedroom plus den penthouse suite includes ownership of two garage spaces (which can be seen from the unit) and one locker space. Both bedrooms have ensuite baths and the den features a large skylight with wall to wall built-in book shelves. Located in the George Street Heritage District" and only two blocks north of the heart of Cobourgs downtown core; a short stroll to restaurants, cafes, the marina, beach and boardwalks. Beautiful views of Victoria Hall and Lake Ontario from an abundance of east and south facing windows (all new in 2022) as well as from your private balcony (Duradek surface in 2019) or the common area roof-top patio. No other Cobourg condo has the class and character of 323 George; stone and brick masonry being led by 4 ionic columns sets a majestic community presence. Intricate millwork, vaulted ceilings and exposed original brick are a few of the touches making this unit architecturally special. Common elements include an exercise room and events room.\*\*\*\* EXTRAS \*\*\*\* Condo fees include: exterior/common element maintenance/landscaping/snow removal, garbage removal, building insurance, water/sewer, Cogeco cable tv and 1 Gig Cogeco cable high speed internet service. (34706351)

## Property Summary

Property Type	Building Type	Community Name
Single Family	Apartment	Cobourg
Title	Annual Property Taxes	Parking Type
Condominium/ Strata	\$6,076	Detached Garage, Visitor Parking

Time on  
REALTOR.ca  
25 days

## Building

Bedrooms	Bathrooms
<b>Above Grade</b>	<b>Total</b>
2	3

### Building Features

Features	Building Amenities
Balcony	Storage - Locker, Party Room, Visitor Parking, Exercise Centre

### Heating & Cooling

Cooling	Heating Type
Central air conditioning	Heat Pump (Electric)

### Exterior Features

Exterior Finish
Brick, Stone

### Neighbourhood Features

Amenities
<b>Nearby</b>
Beach, Marina

### Maintenance or Condo Information

Maintenance Fees	Maintenance Management Company
\$868 Monthly	Alwington Communities

## Parking

Parking Type	Total Parking Spaces
Detached	
Garage,	2
Visitor Parking	

## Rooms

Main level	Foyer	7 ft ,6 in x 3 ft ,2 in
	Kitchen	15 ft ,5 in x 10 ft ,7 in
	Dining room	15 ft ,1 in x 13 ft ,10 in
	Living room	13 ft ,10 in x 11 ft ,10 in
	Den	11 ft ,3 in x 11 ft ,2 in
	Bathroom	9 ft ,1 in x 2 ft ,9 in
	Primary Bedroom	16 ft ,9 in x 11 ft ,6 in
	Bathroom	17 ft ,5 in x 11 ft ,1 in
	Bedroom 2	13 ft ,10 in x 10 ft ,5 in
	Bathroom	8 ft ,9 in x 5 ft ,1 in

## Land

### Lot Features

#### View

View

Data provided by: [Central Lakes Association of REALTORS®](#) Unit 5 - 1100 BENNETT Road, BOWMANVILLE, Ontario L1C 0Y7

**DALE BRYANT**

Broker

📞 289-251-2948



**ROYAL LEPAGE PROALLIANCE REALTY  
Brokerage**

1005 ELGIN ST WEST #300  
COBOURG, Ontario K9A5J4

📞 905-377-8888

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