

# Property Information

Welcome to 7 Pebble Beach Drive in Cobourg!

This remarkable Lake Ontario waterfront property presents a captivating blend of cottage-like allure and modern convenience and offers an enchanting retreat within the city.

Step inside and be greeted by exposed beam ceilings that exude a timeless character, while the spacious layout ensures comfort and versatility. This expansive bungalow boasts an added loft space, complete with a wet bar and a cozy den, providing an ideal setting for relaxation or entertainment.

The main floor unveils two inviting bedrooms, each thoughtfully designed to offer both tranquility and functionality. The primary bedroom is a haven of luxury, offering scenic water views, generous closet space, a separate entrance to the serene yard, and a private ensuite bath that promises a daily escape.

A spacious living room provides a welcoming ambiance, while a dedicated study with built-in bookshelves caters to those who seek a private workspace. The galley kitchen is both functional and charming, beckoning culinary creations and conversations alike.

The practicalities of modern living are effortlessly woven into this home's design, showcased by the single-car attached garage, ample parking, and a mature, tree-lined lot that embraces privacy. The extra-large rear deck stands as a focal point, overlooking the tranquil waters and offering a

picturesque retreat right at your doorstep. For those seeking a breezy respite, the screened-in porch accessible from the great room beckons you to unwind in style.

Located in an upscale, family-oriented neighborhood, this property finds itself in proximity to a wealth of urban amenities. Shopping, dining, and the pleasures of town living are easily accessible, yet you'll relish in the tranquility of your surroundings.

## Property Details

**ADDRESS:** 7 Pebble Beach Dr, Cobourg, On. K9A2C2

**TYPE:** Detached residential waterfront.

**LEGAL DESCRIPTION:** PT LT 23 CON A HAMILTON; PT WATER LT IN FRONT OF LT 23 CON A HAMILTON AS IN CB156699; COBOURG

SQ. FT:	1,840 above grade, 1,043 below grade (MPAC)
BEDROOMS:	2 on main floor. Primary includes extra large closets, private entrance to rear yard, ensuite.
BATHS:	2; 4-piece main bath, 3 piece+ bidet ensuite bath.
LAUNDRY:	Hook ups in basement.
BASEMENT:	Full, unfinished, walk-up.
AGE:	68 years (1955).
ELECTRICAL:	Breaker panel.
ROOF:	Asphalt shingles.
FOUNDATION:	Concrete block.
EXTERIOR:	Brick, wood.
INTERIOR:	Plaster, wood, wood windows, exposed beams

PARKING:	Extra long double wide private driveway.
GARAGE:	Single wide attached garage.
LOT SIZE:	98.16'x 266.42' (MPAC)
SHORELINE:	Rocky, drop off from lot.
ZONING:	EC & R1
TAXES:	9,946.165 (2023).
ROLL #:	142100023000700
PIN #:	510850808
HEATING:	Forced air natural gas.
COSTS:	Water/hydro - \$1,800/yr., gas - \$3,800/yr.
COOLING:	Central air conditioning.
RENTALS:	Hot water heater (Reliance) - \$492.00/yr.
WATER/WASTE:	Municipal / Private septic
LOT DESCRIPTION:	Fenced, private, extra deep lot, mature trees, waterfront, large water view deck.
CHATELS INCLUDED:	Fridge, stove, dishwasher.
FIXTURES EXCLUDED:	None.
SUGGESTED CLOSING:	Immediate.

## Visit Website:

- Full Home, Septic + WETT Inspection Report
- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour