

Property Client Full

273 Morgan Street, Cobourg, Ontario K9A 0L5

Listing

273 Morgan St Cobourg

Active / Residential Freehold / Detached

MLS®#: X12172833

List Price: \$845,000



Northumberland/Cobourg/Cobourg

Tax Amt/Yr: \$5,479.00/2024Transaction: Sale

SPIS: No

Legal Desc: LOT 47, PLAN 39M875 TOWN OF COBOURG

Style: BungalowRooms Rooms+: 8+4

Fractional Ownership: BR BR+: 2(2+0)

Assignment: Baths (F+H): 3(3+0)

Link: NoSF Range: 1100-1500

Storeys: 1.0SF Source:

Lot Irreg: Lot Acres:

Lot Front: 40.39Fronting On: W

Lot Depth: 101.71

Lot Size Code: Feet

Dir/Cross St: North of King St E off Brook Rd N

PIN #: 511020576ARN #: 142100025014339Contact After Exp: No

Holdover: 90

Possession: TBDPossession Date:

Kitch Kitch + 1 (1+0)Exterior: BrickWater: Municipal

Island YN: NoDrive: Pvt DoubleWater Meter:

Fam Rm: NoGarage: YesWaterfront Feat:

Basement: Yes/Finished, FullGar/Gar Spcs: Attached Garage/2.0Waterfront Struc:

Fireplace/Stv: YesDrive Pk Spcs: 2.00Well Capacity:

Fireplace Feat: Natural GasTot Pk Spcs: 4.00Well Depth:

Interior Feat: On Demand Water HeaterPool: NoneSewers: Municipal

Heat: Forced Air, GasRoom Size: Special Desig: Unknown

A/C: Yes/Central AirRural Services: Farm Features:

Central Vac: NoSecurity Feat: Winterized:

Property Feat:

Exterior Feat: Landscaped, Porch, Privacy, Year Round Living

Roof: Shingles

Foundation: Poured Concrete

Soil Type:

Access Feat: Hard/Low Nap Floors, Level Within Dwelling, Low Pile Carpeting

Waterfront Y/N: NoWaterfront: Waterfront Frontage (M):

Water Struct: Easements/Restr:

Under Contract: On Demand Water HeaterDev Charges Paid: HST App To SP: Not Subject to HST

View: GardenLot Shape: Lot Size Source:

Remarks/Directions

Client Rmks: Discover the perfect blend of comfort and style in this beautifully maintained bungalow. Take an evening stroll to downtown Cobourg's shops, enjoy a meal on a patio, and then meander along the beach and boardwalk as you make your way back home. Step into an open-concept living area with soaring 9ft ceilings and gleaming quartz countertops in the kitchen (and in all of the bathrooms too!). The kitchen is a chef's dream with stainless steel appliances and plenty of prep space. Enjoy seamless indoor-outdoor living on your west-facing bi-level deck. Upgraded with a power awning equipped with an automatic wind sensor, privacy screening, and a convenient BBQ shelter, the fully fenced yard is perfect for entertaining or quiet evenings. Don't miss the finished basement rec room with a cozy gas fireplace - ideal for movie nights! Treat yourself to refined living in a vibrant community. New roof shingles in 2025

Rooms

MLS®#: X12172833

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Foyer	Main	4.81 M X 3.89 M	15.78 Ft x 12.76 Ft		W/O To Garage
Kitchen	Main	3.61 M X 3.42 M	11.84 Ft x 11.22 Ft		Breakfast Bar, Quartz Counter
Dining Room	Main	4.46 M X 4.38 M	14.63 Ft x 14.37 Ft		Open Concept
Living Room	Main	4.56 M X 4.41 M	14.96 Ft x 14.46 Ft		Open Concept
Primary Bedroom	Main	4.56 M X 3.33 M	14.96 Ft x 10.92 Ft		4 Pc Ensuite
Bedroom	Main	3.39 M X 3.07 M	11.12 Ft x 10.07 Ft		
Recreation	Basement	13.21 M X 4.42 M	43.33 Ft x 14.50 Ft		Gas Fireplace
Sitting	Basement	6.22 M X 4.48 M	20.40 Ft x 14.69 Ft		
Utility Room	Basement	4.49 M X 3.15 M	14.73 Ft x 10.33 Ft		
Bathroom	Main			4	
Bathroom	Main			4	
Bathroom	Basement			4	

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Inclusions: Stainless Steel Kitchen Appliances (Fridge, Stove, Dishwasher, Built-In Microwave Range Hood), Washer & Dryer, Electric Light Fixtures, Custom Blinds, Window Coverings and Hardware, Garage Door Opener & Remote(s), Bathroom Mirrors, Electric Awning with Wind Sensor, Two Deck Boxes, Shelving in Garage, Basement Fridge

Exclusions: Garage Workbench, Personal Items

Rental Items: On-Demand Water Heater

273 Morgan St, Cobourg

Additional Features

Interior

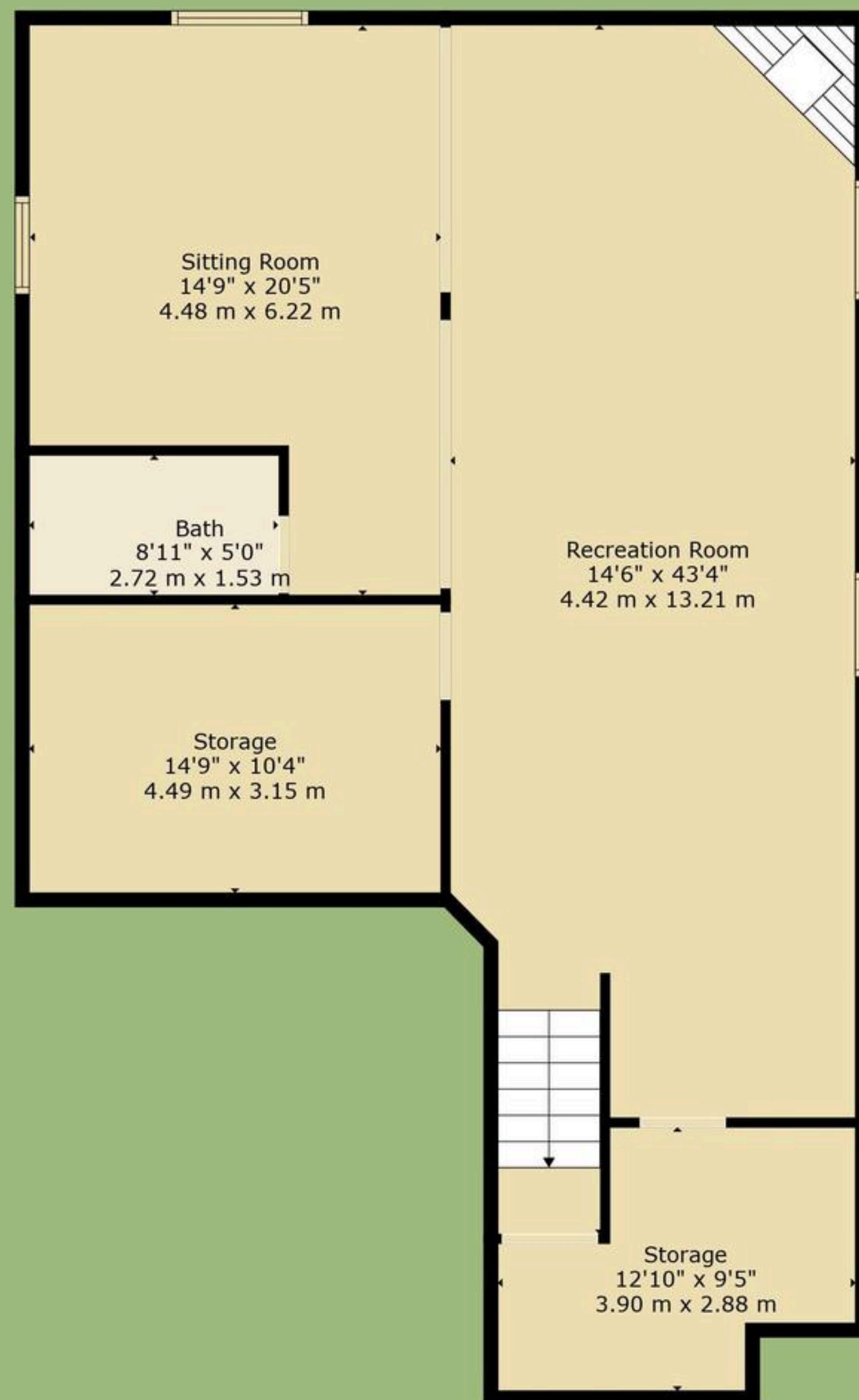
- Big Foyer with Direct Access to Double Garage
- Open Concept Principal Rooms
- Kitchen with Tiled Backsplash, Breakfast Bar, Quartz Counters
- Stainless Steel Kitchen Appliances
- Kitchen Walkout to Back Deck
- Custom Window Coverings Throughout
- Primary Suite with 4-Piece Ensuite
- Second Main Floor Bedroom, Second Full Washroom on the Main Floor
- Main Floor Laundry
- Finished Basement Rec Room with Gas Fireplace
- Separate Games Area
- Third Full Washroom in the Basement, All Three with Matching Quartz Counters
- Utility and Storage Spaces

Exterior

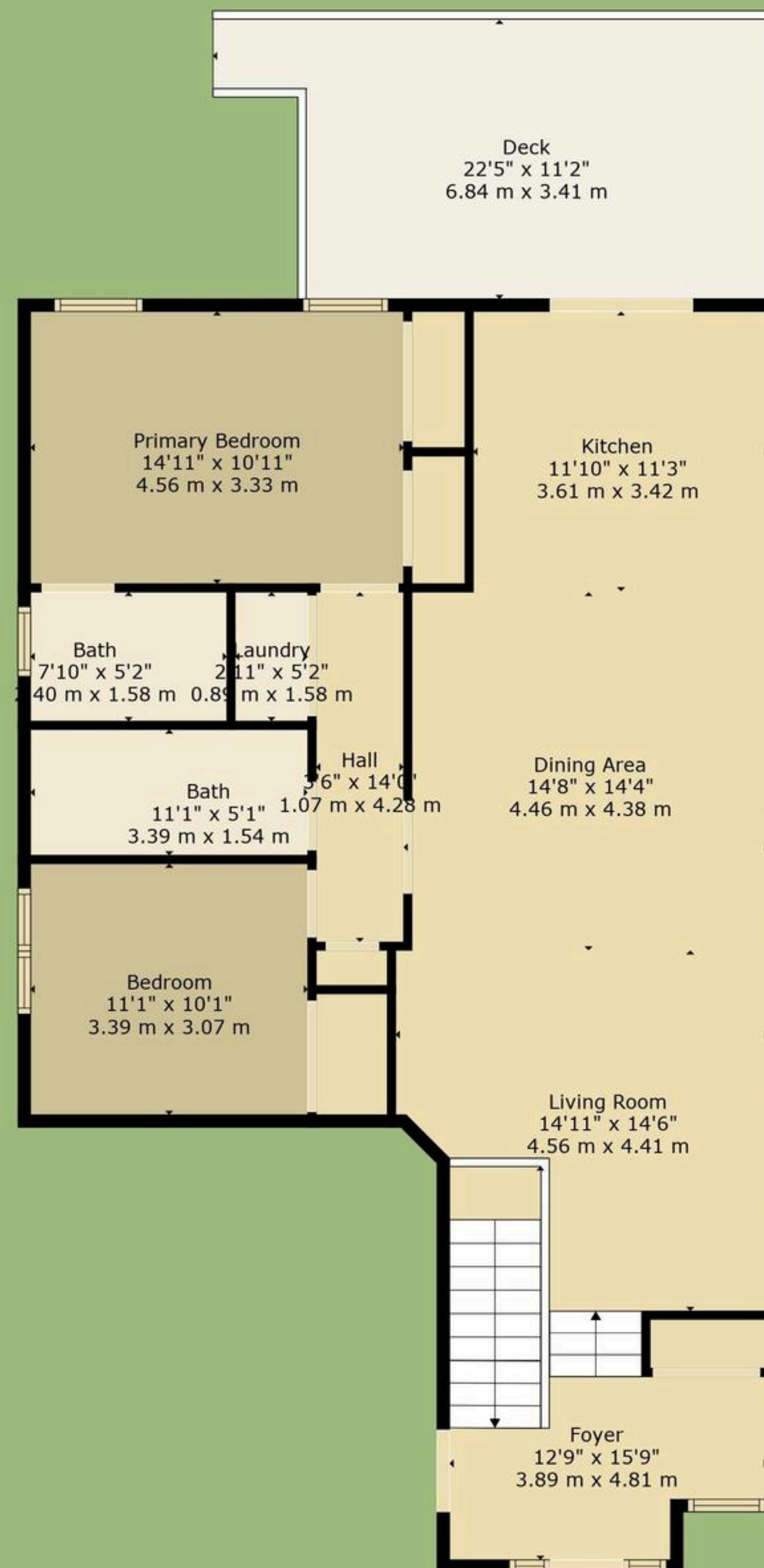
- All-Brick Exterior
- New Roof Shingles in 2025
- Privacy Fenced Back Yard
- Bi-Level Back Deck Looking Over Level Lot
- Privacy Screens
- Power Awning with Wind Sensor
- Barbecue Gazebo
- Two Deck Boxes

Systems

- House Built in 2018
- Hi-Efficiency Forced Air Gas Furnace with Central Air
- On-Demand Water Heater (\$59.38/mo)
- Bell Fibe Internet
- Enbridge \$82.50/mo (Equal Billing)
- Lakefront Utilities (Electricity, Water, & Sewer) Roughly \$150-\$170/mo



Floor 1



Floor 2

TOTAL: 2068 sq. ft, 192 m2

FLOOR 1: 894 sq. ft, 83 m2, FLOOR 2: 1174 sq. ft, 109 m2

EXCLUDED AREAS: STORAGE: 247 sq. ft, 23 m2, DECK: 220 sq. ft, 20 m2, WALLS: 159 sq. ft, 14 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 12 & 13
PIN 51102-0245 (known locally as)

BROOK ROAD NORTH

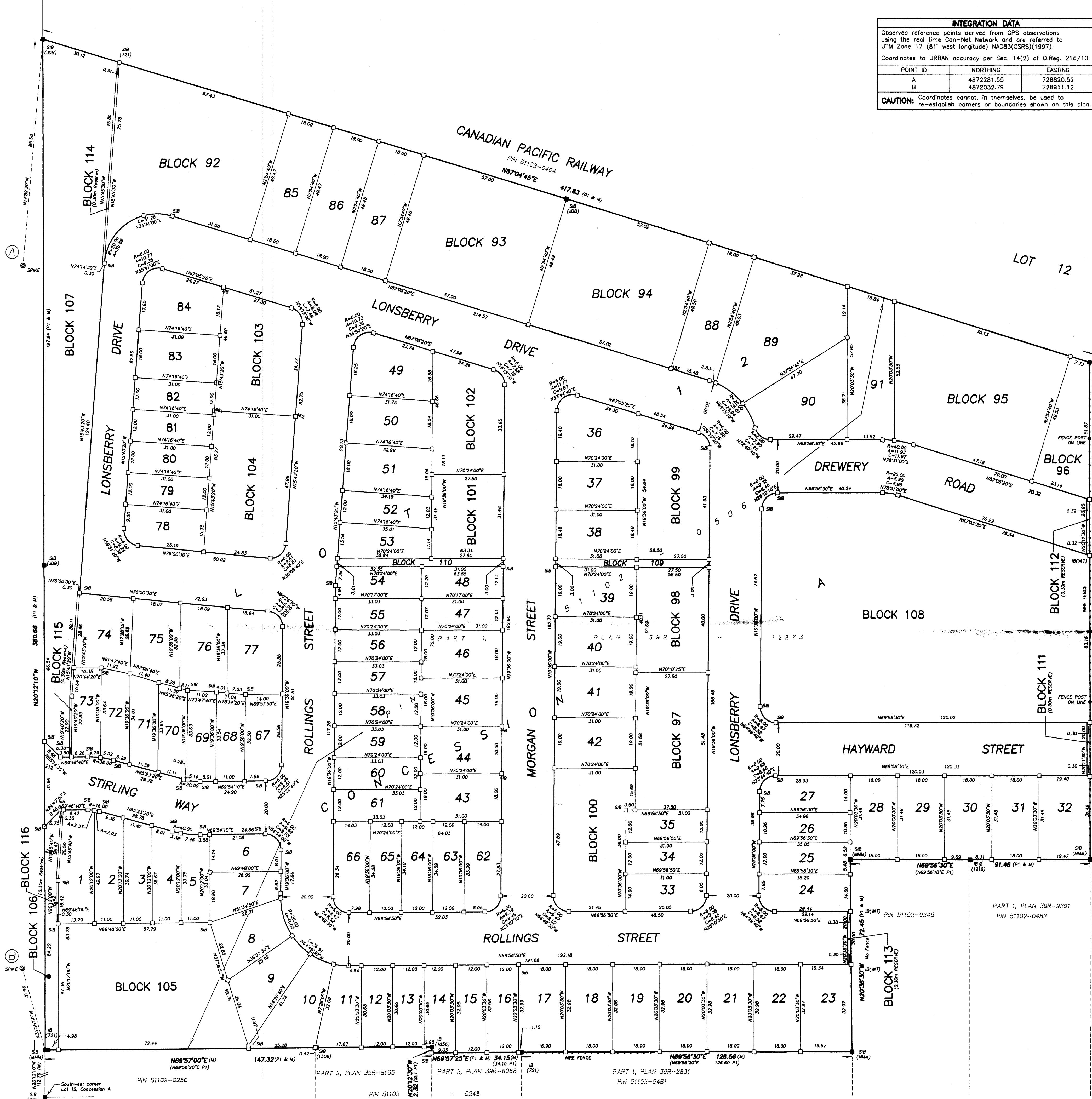
LOT 12

LOT 13

LOT 14

LOT 15

LOT 16



INTEGRATION DATA		
Observed reference points derived from GPS observations using the real time Can-Net Network and are referred to UTM Zone 17 (81° west longitude) NAD83(CSRS)(1997). Coordinates to URBAN accuracy per Sec. 14(2) of O.Reg. 216/10.		
POINT ID	NORTHING	EASTING
A	4872281.55	728820.52
B	4872032.79	728911.12
CAUTION: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.		

PLAN 39M 875

I CERTIFY THAT THIS PLAN 39M 875 IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION NORTHUMBERLAND (No. 39) AT 12:28 O'CLOCK ON THE 23 DAY OF Dec, 2011 AND ENTERED IN PROPERTY IDENTIFIER 51102-0506 AND REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. 3970745.

Representative for LAND REGISTRAR

THE SUBDIVISION REPRESENTED BY THIS PLAN COMPRISES ALL OF PIN 51102-0506

PLAN OF SURVEY OF
PART OF LOT 12
CONCESSION A
(Formerly Township of Hamilton)
TOWN OF COBOURG
COUNTY OF NORTHUMBERLAND
SCALE RATIO : 1 TO 750

IVAN B. WALLACE O.L.S. LTD.

LEGEND

- SSIB denotes short standard iron bar
- SIB denotes standard iron bar
- IB denotes iron bar
- # denotes round
- denotes survey monument planted
- denotes survey monument found
- W denotes witness
- M denotes measured
- CC denotes cut cross
- P1 denotes Plan 39R-12273
- JDB denotes J.D. Barnes, O.L.S.
- MMW denotes Marshall, Macklin & Monaghan, O.L.S.
- 721 denotes J.L. Sylvester, O.L.S.
- 1219 denotes W.R. Brick, O.L.S.
- 1306 denotes F.B. Delph, O.L.S.

NOTES

- Bearings are UTM Grid, derived from observed reference points A and B, by Real Time Network observations, UTM Zone 17, NAD83(CSRS)(1997).
- For bearing comparisons, a rotation of 2'01'10" counter-clockwise was applied to bearings on Plan 39R-12273.
- Distances shown hereon are in metres and can be converted to feet by multiplying by 1.000237.
- Distances are ground and can be converted to grid by multiplying by the combined scale factor of 1.000237.
- Planted monuments are iron bars unless otherwise specified.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. This survey and plan are correct and in accordance with the Surveyors Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
2. The survey was completed on November 1, 2011.
Dec. 8, 2011
Date
Crystal Cranch
Ontario Land Surveyor

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:
(1) LOTS 1 TO 91, BOTH INCLUSIVE, BLOCKS 92 TO 110 BOTH INCLUSIVE, AND STREETS, NAMELY DREWERY ROAD, HAYWARD STREET, LONSBERRY DRIVE, MORGAN STREET, ROLLINGS STREET AND STIRLING WAY, AND RESERVES, NAMELY BLOCKS 111 TO 116 BOTH INCLUSIVE HAVE BEEN LAID OUT IN ACCORDANCE WITH MY INSTRUCTIONS.

(2) THE STREETS ARE HEREBY DEDICATED TO THE CORPORATION OF THE TOWN OF COBOURG AS PUBLIC HIGHWAYS.

Cobourg BGS Inc.

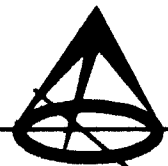
This 12 day of December, 2011.

Cobourg BGS Inc.
Bruno G. Schickedanz
I have the authority to bind the corporation.

APPROVED UNDER SECTION 51(58) OF THE PLANNING ACT RSO 1990 CP. 13, 25 AMENDED

This 16 day of December, 2011.

GLENN McGLASHAN
DIRECTOR OF PLANNING & DEVELOPMENT
THE CORPORATION OF THE TOWN OF COBOURG



IVAN B. WALLACE
ONTARIO LAND SURVEYOR LTD.
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Toronto | Bowmanville | Cobourg | Trenton | Peterborough

DWG Name: 4-3556mplan PLOT DATE: Dec. 8, 2011
DRAWN BY: JM / FR Checked By: IBW / CC

CURVE TABLE				
LOT	RADIUS	ARC	CHORD	BEARING
1	16.00	2.33	2.32	N73°56'30"E
2	16.00	2.03	2.03	N81°45'00"E
4	40.00	3.38	3.38	N82°58'20"E
5	40.00	7.46	7.45	N75°12'30"E
7	26.00	0.43	0.43	N20°04'20"W
8	26.00	15.16	14.94	N37°14'50"W
9	26.00	9.81	9.75	N64°45'10"W
10	26.00	9.78	9.73	N86°20'20"W
11	26.00	5.87	5.86	N76°24'50"E
69	20.00	5.14	5.13	N77°13'50"E
70	20.00	0.28	0.28	N84°59'30"E
72	36.00	5.02	5.02	N81°23'30"E
73	36.00	4.79	4.78	N73°35'10"E
88	26.00	2.53	2.53	N89°52'30"E
89	26.00	12.94	12.81	N73°04'50"W
90	26.00	10.54	10.47	N47°12'20"W
91	46.00	4.49	4.49	N73°09'20"W
BLOCK	RADIUS	ARC	CHORD	BEARING
95	46.00	7.48	7.47	N81°43'50"E