

Property Client Full

427 Victoria Street, Cobourg, Ontario K9A 3H1

Listing

427 Victoria St Cobourg

Active / Residential Freehold / Detached

MLS®#: X12380822

List Price: \$639,000



Northumberland/Cobourg/Cobourg

Tax Amt/Yr: \$3,909.00/2025

Transaction: Sale

SPIS: No

Legal Desc: PT LT 1 & 2 BLK S PL CADDY (FORMERLY LT 18 CON A HAMILTON) COBOURG; PT UNNAMED ST BLK S PL CADDY COBOURG (CLOSED BY CB88) PT 1 & 2 39R1532; COBOURG

Style: Bungalow

Fractional Ownership:

Assignment:

Link: No

Storeys: 1.0

Lot Irreg: See Copy of Survey

Lot Front: 51.32

Lot Depth: 82.00

Lot Size Code: Feet

Dir/Cross St: North of University Ave W on Victoria

Rooms Rooms+: 5+4

BR BR+: 2(2+0)

Baths (F+H): 2(2+0)

SF Range:

SF Source:

Lot Acres:

Fronting On:

PIN #: 510950525

Holdover: 90

Possession: Immediate

ARN #: 142100015005300

Contact After Exp: No

Possession Date:

Kitch Kitch + Island YN: 1 (1+0)

Fam Rm: No

Basement: Yes/Finished, Full

Fireplace/Stv: No

Interior Feat: Primary Bedroom - Main Floor, Storage

Heat: Forced Air, Gas

A/C: Yes/Central Air

Central Vac: No

Property Feat: Beach, Library, Marina, Park, Wooded/Treed, Fenced Yard

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

Roof: Shingles

Foundation: Poured Concrete

Topography: Dry, Level, Wooded/Treed

Soil Type:

Access Feat: Hard/Low Nap Floors, Level Within Dwelling, Low Pile Carpeting, Multiple Entrances, Open Floor Plan

Exterior: Vinyl Siding

Garage: Yes

Gar/Gar Spcs: Attached Garage/1.0

Drive Pk Spcs: 1.00

Tot Pk Spcs: 2.00

Pool: None

Room Size:

Rural Services:

Security Feat:

Utilities: Gas, Hydro, Sewers, Cable, Telephone

Water: Municipal

Water Meter:

Waterfront Feat:

Waterfront Struc:

Well Capacity:

Well Depth:

Sewers: Municipal

Special Desig: Unknown

Farm Features:

Winterized:

Waterfront Y/N: No

Water Struct:

Under Contract: Hot Water Tank-Gas

View: Trees/Woods

Waterfront: Easements/Restr:

Dev Charges Paid:

Lot Shape:

Waterfront Frontage (M):

HST App To SP: Not Subject to HST

Lot Size Source: MPAC

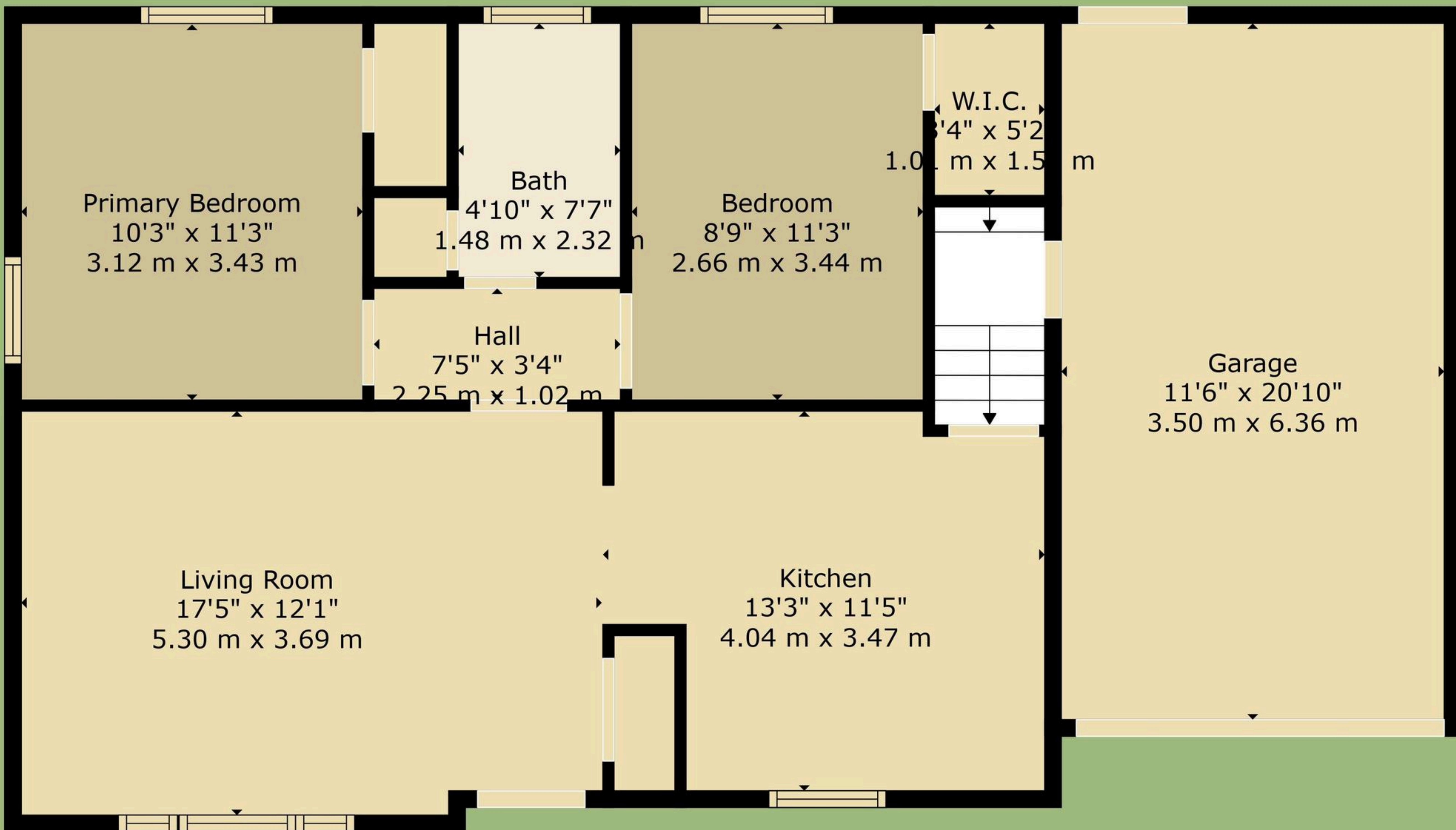
Remarks/Directions

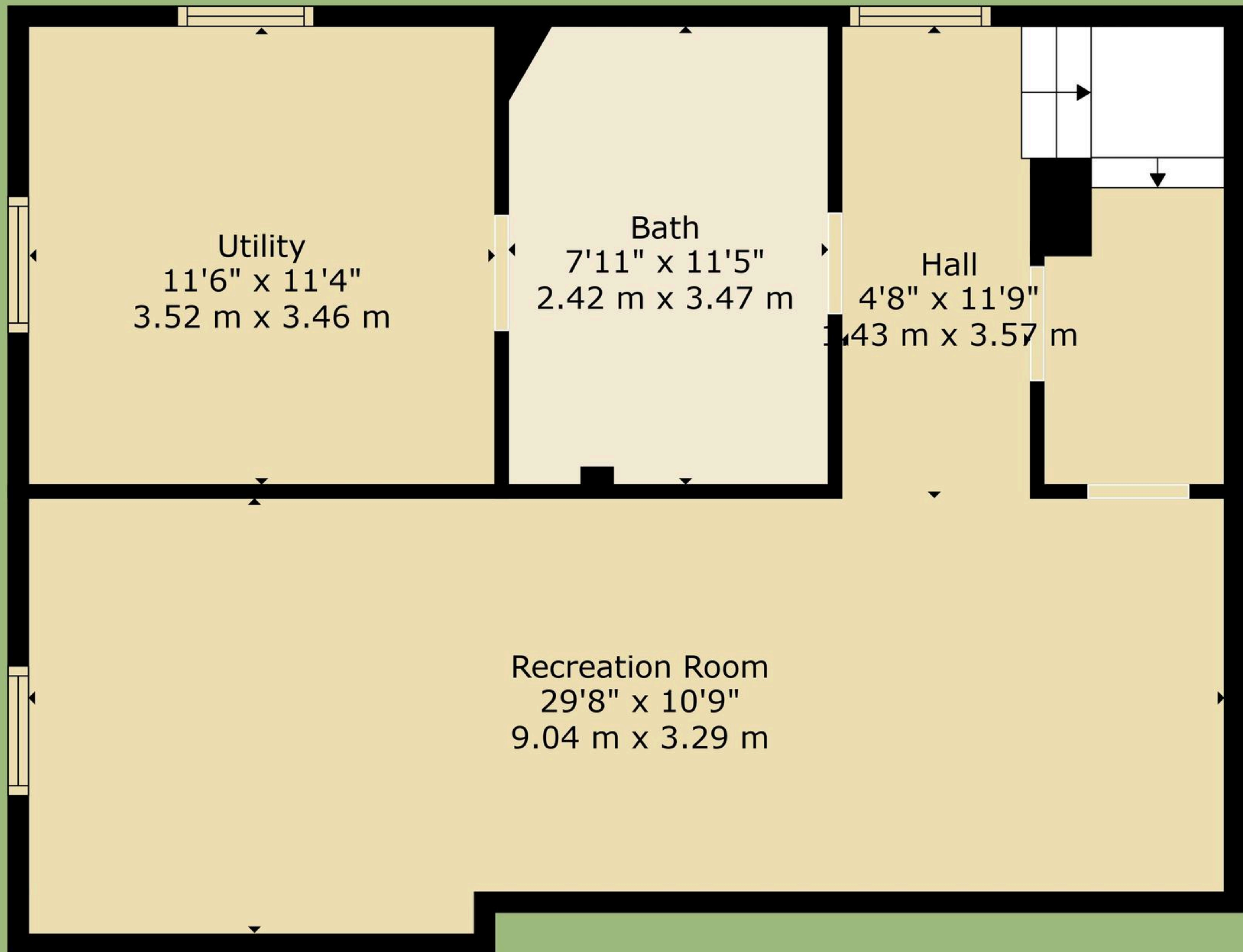
Client Rmks: Step into easy living in this charming bungalow just a short stroll from downtown Cobourg, where small-town charm meets lakeside beauty. From the welcoming covered front porch, perfect for morning coffee as the world wakes up, to the private fenced yard where summer barbecues and laughter spill into warm evenings, this home is made for both relaxation and connection. Inside, a bright and inviting layout flows effortlessly, offering comfort and functionality at every turn. The attached garage with direct inside access makes day-to-day living a breeze, while the finished basement provides a versatile escape with a second full washroom - ideal for guests, hobbies, or movie nights. Retreat outdoors to the covered back patio, where you can unwind rain or shine, enjoying the fresh air in your own fully-fenced, private sanctuary. Just a short wander takes you to Cobourg's vibrant downtown, with boutique shops, cozy cafés, and the sparkling shores of Lake Ontario all within reach. Whether its a leisurely walk along the waterfront, a quiet evening in your backyard oasis, or simply the convenience of living close to everything, this home offers a lifestyle that blends comfort, charm, and community.

Inclusions: All Light Fixtures, All Window Coverings and Hardware, Built-In China Cabinet in Kitchen, Fridge, Stove, Dishwasher, Washer, Dryer, Freezer in Garage, Shelf in Basement Bathroom, Outdoor Patio Furniture (Couch, Table, 2 Chairs)

Rentals: Gas Water Heater

MLS®#: X12380822					
Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Main	4.04 M X 3.47 M	13.25 Ft x 11.38 Ft		B/I Dishwasher, Breakfast Bar
Living Room	Main	5.3 M X 3.69 M	17.38 Ft x 12.10 Ft		East View, Hardwood Floor
Primary Bedroom	Main	3.43 M X 3.12 M	11.25 Ft x 10.23 Ft		Hardwood Floor, O/looks Backyard
Bedroom	Main	3.44 M X 2.66 M	11.28 Ft x 8.72 Ft		Hardwood Floor, O/looks Backyard
Recreation	Basement	9.04 M X 3.29 M	29.65 Ft x 10.79 Ft		Pot Lights
Utility Room	Basement	3.52 M X 3.46 M	11.54 Ft x 11.35 Ft		
Bathroom	Main			4	
Bathroom	Basement			3	





TOTAL: 1233 sq. ft, 114 m2

BELOW GROUND: 518 sq. ft, 48 m2, FLOOR 2: 715 sq. ft, 66 m2

EXCLUDED AREAS: UTILITY: 132 sq. ft, 12 m2, GARAGE: 239 sq. ft, 22 m2, WALLS: 130 sq. ft, 13 m2

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



PLAN 39 R- 1582

RECEIVED AND DEPOSITED

17 Sept. 1982 *Dorothy J. Hobart*
Date *DJ* Land Registrar for the
Registry Division of
Northumberland West
(No. 39)

I require this plan to be deposited under
THE REGISTRY ACT.

SEPT. 14, 1982 *John M. Ward*
Date John M. Ward
Ontario Land Surveyor

CAUTION: THIS PLAN IS NOT A
PLAN OF SUBDIVISION WITHIN THE
MEANING OF THE PLANNING ACT.

PROPERTY OF THE
REGISTRY OFFICE

SCHEDULE

PART	DESCRIPTION	INST. NO.	AREA
1	Part of Unnamed Street, Block S (CLOSED BY BY-LAW 69)	Rem. 20384	2641.2 sq. ft.
2	Part of Lots 1 and 2, Block S	" "	1043.8 sq. ft.

PLAN AND FIELD NOTES OF SURVEY
OF PART OF
LOTS 1 & 2
AND PART OF THE
UNNAMED STREET
BLOCK S
CADDY PLAN
BEING PART OF LOT 18 CONCESSION A
TOWNSHIP OF HAMILTON
TOWN OF COBOURG
COUNTY OF NORTHUMBERLAND

SCALE 1" = 20'

JOHN M. WARD

1982

NOTES AND LEGEND

Bearings are astronomic in origin and are
referred to the westerly limit of Victoria
Street shown on Plan 39 R-849 as
N18°14'00"W.

— denotes survey monument found
— " " " " set
SIB " standard iron bar
IB " iron bar
WIT " witness
meas " measured

Southeast Angle
Lot 1, Block S
(N74°E INST 66899 & PLAN)
N70°58'00"E 39 R-849
UNIVERSITY
AVENUE W.

HORTON, WALLACE & DAVIES LTD.

ONTARIO LAND SURVEYORS

81A KING ST. W., COBOURG, ONTARIO (416) 372-5262

OFFICES IN BELLEVILLE TRENTON & WHITBY

SURVEYOR'S CERTIFICATE

I CERTIFY THAT;

- This survey and plan are correct and in
accordance with *The Surveys Act* and
The Registry Act and the regulations
made thereunder;
- The survey was completed on the 30th
day of August 1982.

SEPT. 14, 1982

Date *John M. Ward*
John M. Ward
Ontario Land Surveyor