


Property Client Full

906 Carlisle Street, Cobourg, Ontario K9A 0C3

Listing

906 Carlisle St Cobourg  
Active / Residential Freehold / Detached

MLS®#: X12249082  
List Price: \$799,000



Northumberland/Cobourg/Cobourg

Tax Amt/Yr:  
SPIS:  
Legal Desc:

\$5,989.00/2024  
No  
LOT 4, PLAN 39M844, COBOURG. T/W LT27392 T/W AN UNDIVIDED COMMON INTEREST IN NORTHUMBERLAND COMMON ELEMENTS CONDOMINIUM CORPORATION NO. 69

Transaction:  
Sale

Style:  
Fractional Ownership:  
Assignment:  
Link:  
Storeys:  
Lot Irreg:  
Lot Front:  
Lot Depth:  
Lot Size Code:

Bungalow  
No  
1.0  
No  
1.0  
Feet  
61.45  
118.64  
Feet

Rooms Rooms+:  
BR BR+:  
Baths (F+H):  
SF Range:  
SF Source:  
Lot Acres:  
Fronting On:

8+2  
2(2+0)  
2(2+0)  
1500-2000  
  
  
N

Dir/Cross St: west of Wilkin's Gate

PIN #:  
Holdover:  
Possession:

510851079  
90  
Immediate

ARN #:  
Possession Date:

142100027004005

Contact After Exp: No

Kitch Kitch +  
Island YN:  
Fam Rm:  
Basement:  
Fireplace/Stv:  
Fireplace Feat:  
Interior Feat:

1 (1+0)  
Yes  
Yes/Full, Unfinished  
Yes  
Natural Gas  
Air Exchanger, Central Vacuum, Auto Garage Door Remote, On Demand Water Heater, Primary Bedroom - Main Floor, Rough-In Bath, Storage  
Forced Air, Gas  
Yes/Central Air  
Yes  
Yes/\$77  
Hospital, Level, Public Transit  
Deck, Lighting, Landscaped, Porch, Privacy, Year Round Living Shingles  
Poured Concrete  
Hard/Low Nap Floors, Hallway Width 42 Inches or More, Level Within Dwelling, Multiple Entrances, Open Floor Plan

Exterior:  
A/C:  
Central Vac:  
POTL/Mnth Fee:  
Property Feat:

Brick  
Pvt Double  
Yes  
Attached Garage/2.0  
1.00  
3.00  
None  
Room Size:  
Rural Services:  
Security Feat:

Water:  
Water Meter:  
Waterfront Feat:  
Waterfront Struc:  
Well Capacity:  
Well Depth:  
Sewers:  
Special Desig:  
Farm Features:  
Winterized:

Municipal  
  
  
  
  
Municipal  
Unknown

Waterfront Y/N:  
Water Struct:  
Under Contract:  
View:

No  
  
On Demand Water Heater  
Garden

Waterfront:  
Easements/Restr:  
Dev Charges Paid:  
Lot Shape:

Irregular

Waterfront Frontage (M):  
  
HST App To SP: Not Subject to HST  
Lot Size Source:

Remarks/Directions

Client Rmks: Welcome to this stunning brick bungalow nestled in the heart of New Amherst - a community known for its charm and elegance. This beautifully designed home features 2 spacious bedrooms, 2 full washrooms, and an inviting open-concept layout that offers both comfort and style. Step inside to 9-foot ceilings, wood floors, and exquisite crown molding that add a touch of sophistication. The bright and airy family room seamlessly extends to a walkout deck, perfect for morning coffee or dining al fresco. The primary suite boasts a generous walk-in closet and a luxurious ensuite bath. A double attached garage provides convenience and ample storage, while the landscaped yard creates a lush, private oasis ideal for lounging or entertaining. Nestled in one of Cobourg's most sought-after neighbourhoods, this home combines classic design with modern amenities.

Rooms

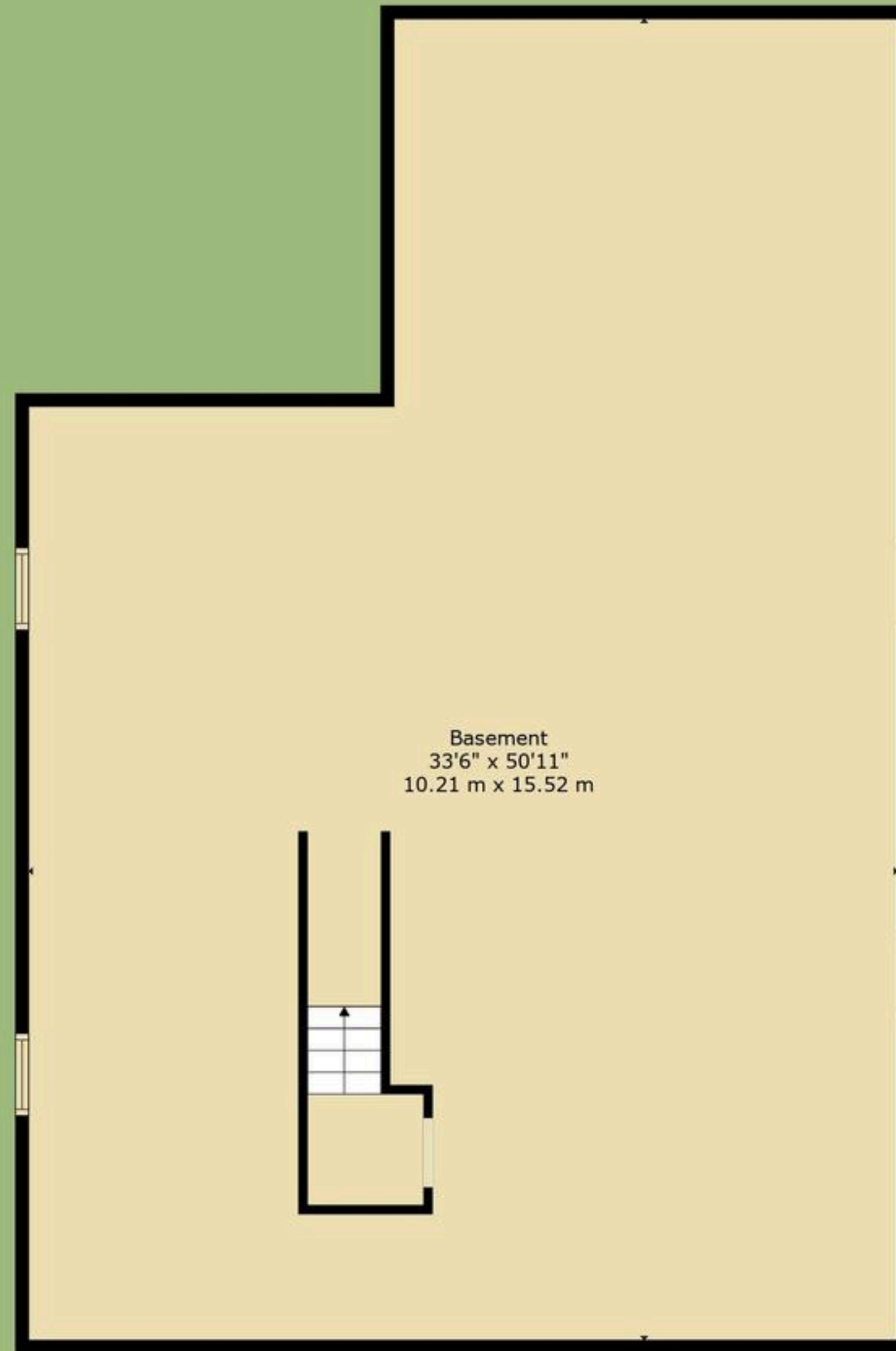
MLS®#: X12249082					
Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Foyer	Main	7.45 M X 3.15 M	24.44 Ft x 10.33 Ft		Crown Moulding, Wood Floor
Living Room	Main	4.89 M X 4.02 M	16.04 Ft x 13.18 Ft		Gas Fireplace
Dining Room	Main	4.71 M X 4.02 M	15.45 Ft x 13.18 Ft		Wood Floor
Kitchen	Main	3.99 M X 3.72 M	13.09 Ft x 12.20 Ft		
Family Room	Main	5.82 M X 2.54 M	19.09 Ft x 8.33 Ft		W/O To Deck, Wood Floor
Primary Bedroom	Main	4.28 M X 3.95 M	14.04 Ft x 12.95 Ft		Wood Floor
Bedroom	Main	3.86 M X 3.68 M	12.66 Ft x 12.07 Ft		
Laundry	Main	3.62 M X 2.52 M	11.87 Ft x 8.26 Ft		W/O To Garage
Utility Room	Basement	15.52 M X 10.21 M	50.91 Ft x 33.49 Ft		
Bathroom	Main			3	
Bathroom	Main			4	

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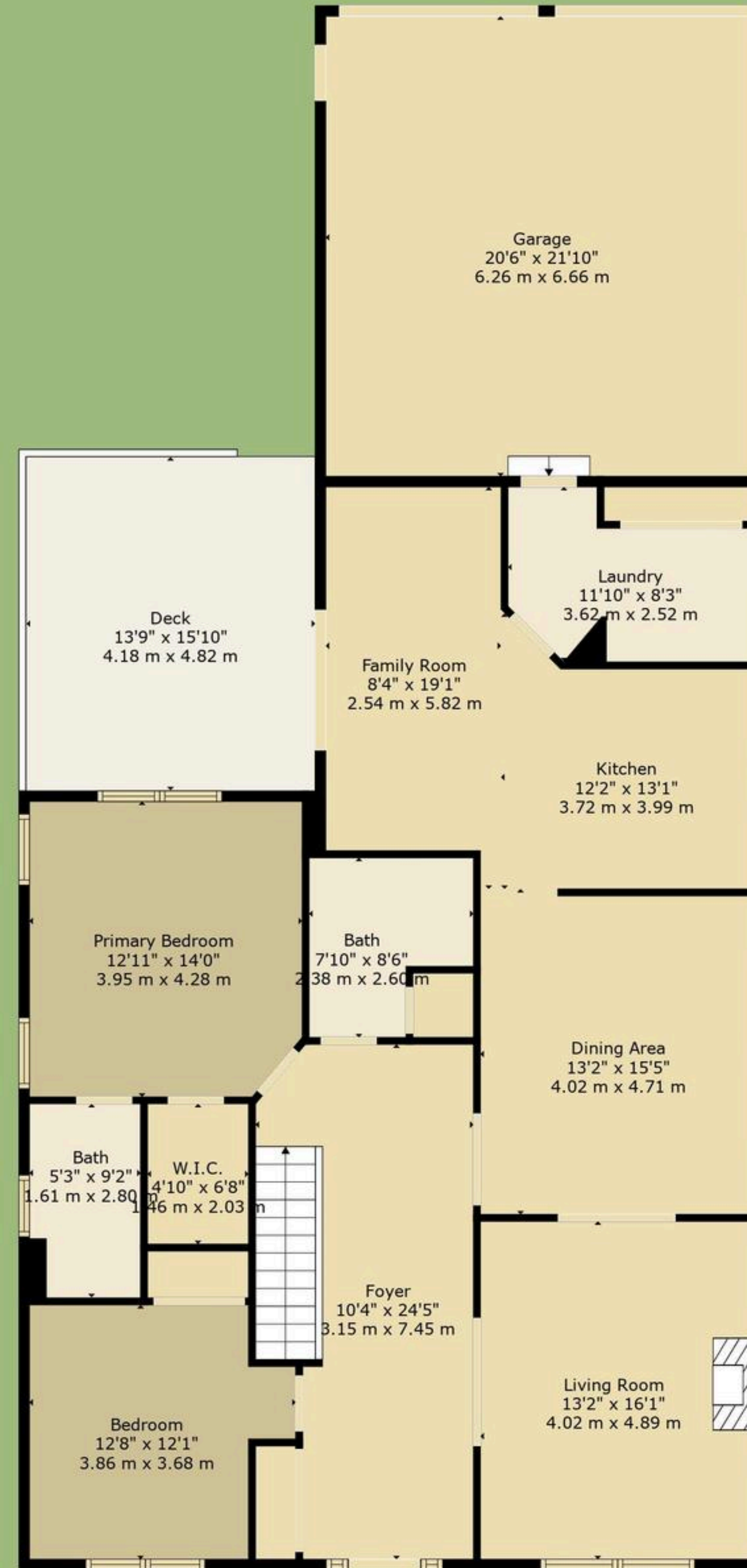
Inclusions: Fridge, Stove, Microwave Rangehood, Built-In Dishwasher, Washer, Dryer, Central Vac & Attachments, 3 Freezers, 2 Garage Door Openers, Electric Light Fixtures, Window Coverings and Hardware, Family Room Cabinets, Basement Shelving Units, Basement Fridge, Fruit Trees

Exclusions: Personal Items

Rental Items: On-Demand Water Heater



Floor 1



Floor 2

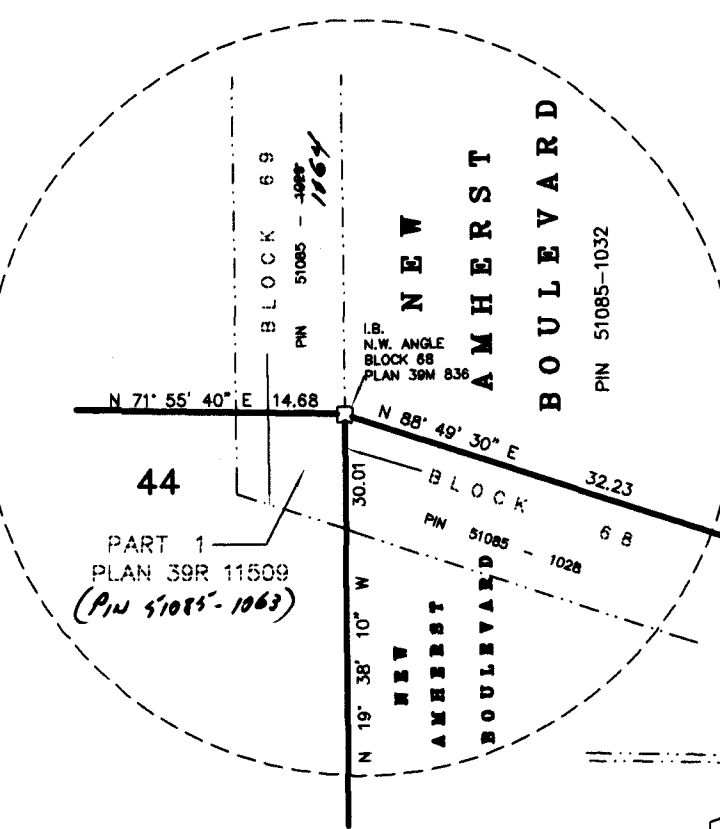




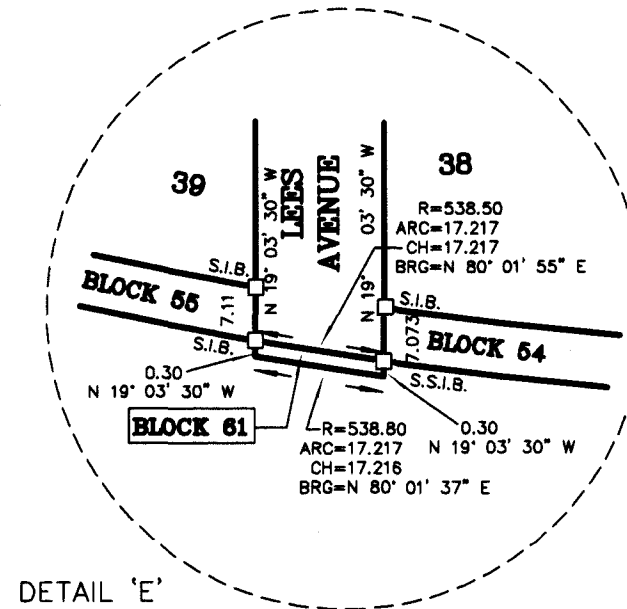
PLAN OF SUBDIVISION OF  
BLOCK 63, BLOCK 64, BLOCK 65, BLOCK 66,  
BLOCK 67, BLOCK 68 AND PART OF BLOCK 69  
REGISTERED PLAN 39M 836 AND  
PART OF LOTS 24 AND 25 CONCESSION 'A' AND  
PART OF THE ORIGINAL ROAD ALLOWANCE  
BETWEEN LOTS 24 AND 25 CONCESSION 'A'  
FORMERLY THE GEOGRAPHIC TOWNSHIP OF HAMILTON, NOW  
TOWN OF COBOURG  
COUNTY OF NORTHUMBERLAND  
SCALE = 1 : 1000

E. LYNN BROWN O.L.S.

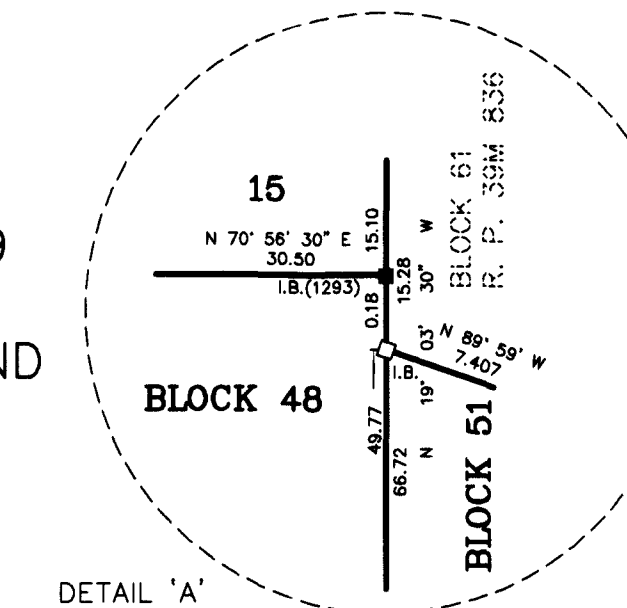
SYLVESTER & BROWN LIMITED  
ENGINEERING & LAND SURVEYING  
76 JOHN STREET  
P.O. BOX 25  
PORT HOPE, ONTARIO L1A 3V9  
905-885-2260  
2006.044



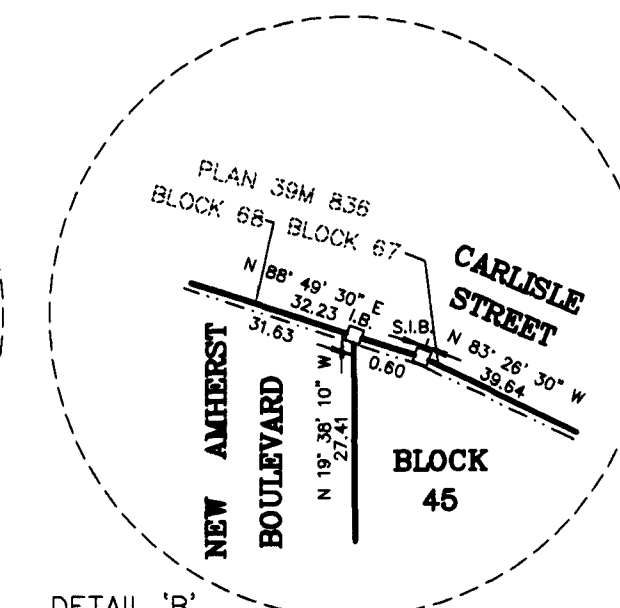
DETAIL 'H'  
(NOT TO SCALE)



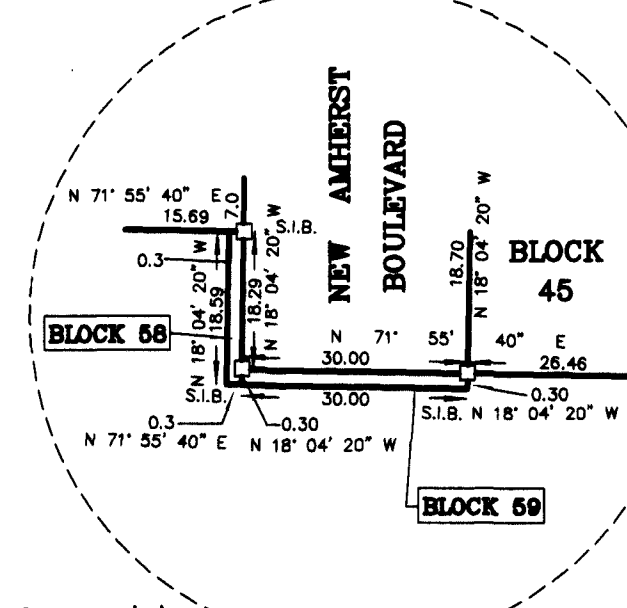
DETAIL 'E'  
(NOT TO SCALE)



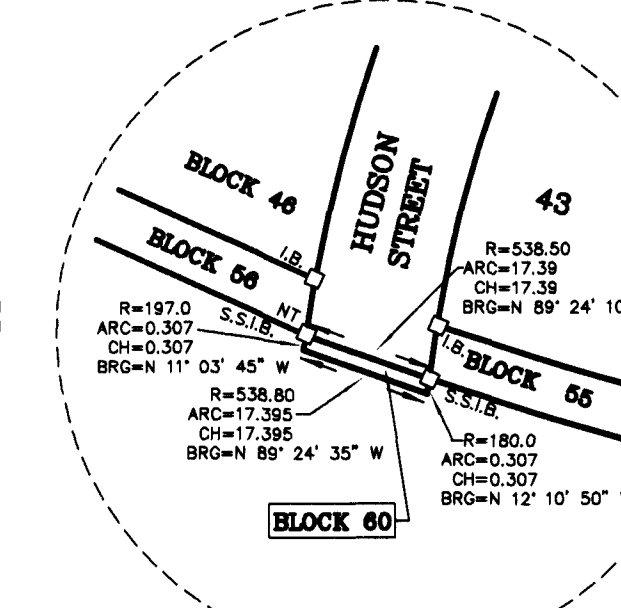
DETAIL 'A'  
(NOT TO SCALE)



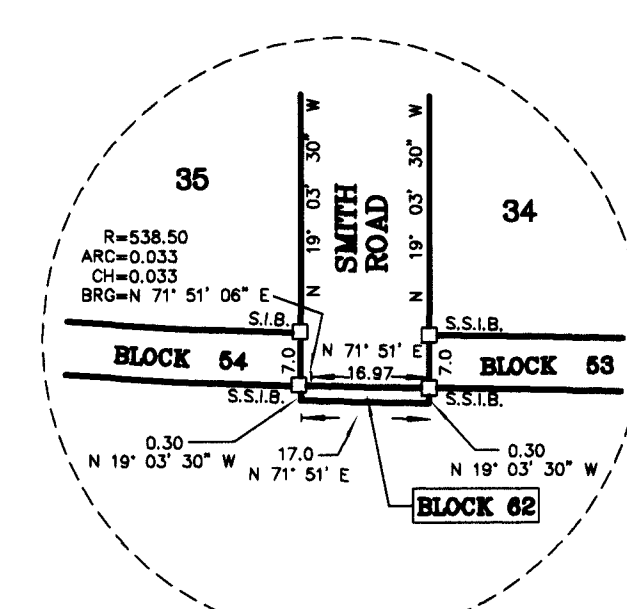
DETAIL 'B'  
(NOT TO SCALE)



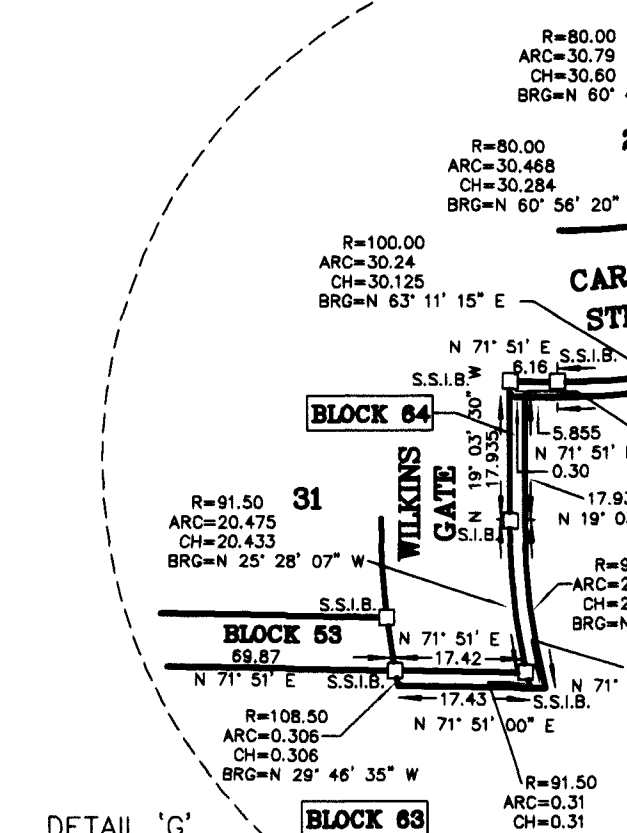
DETAIL 'C'  
(NOT TO SCALE)



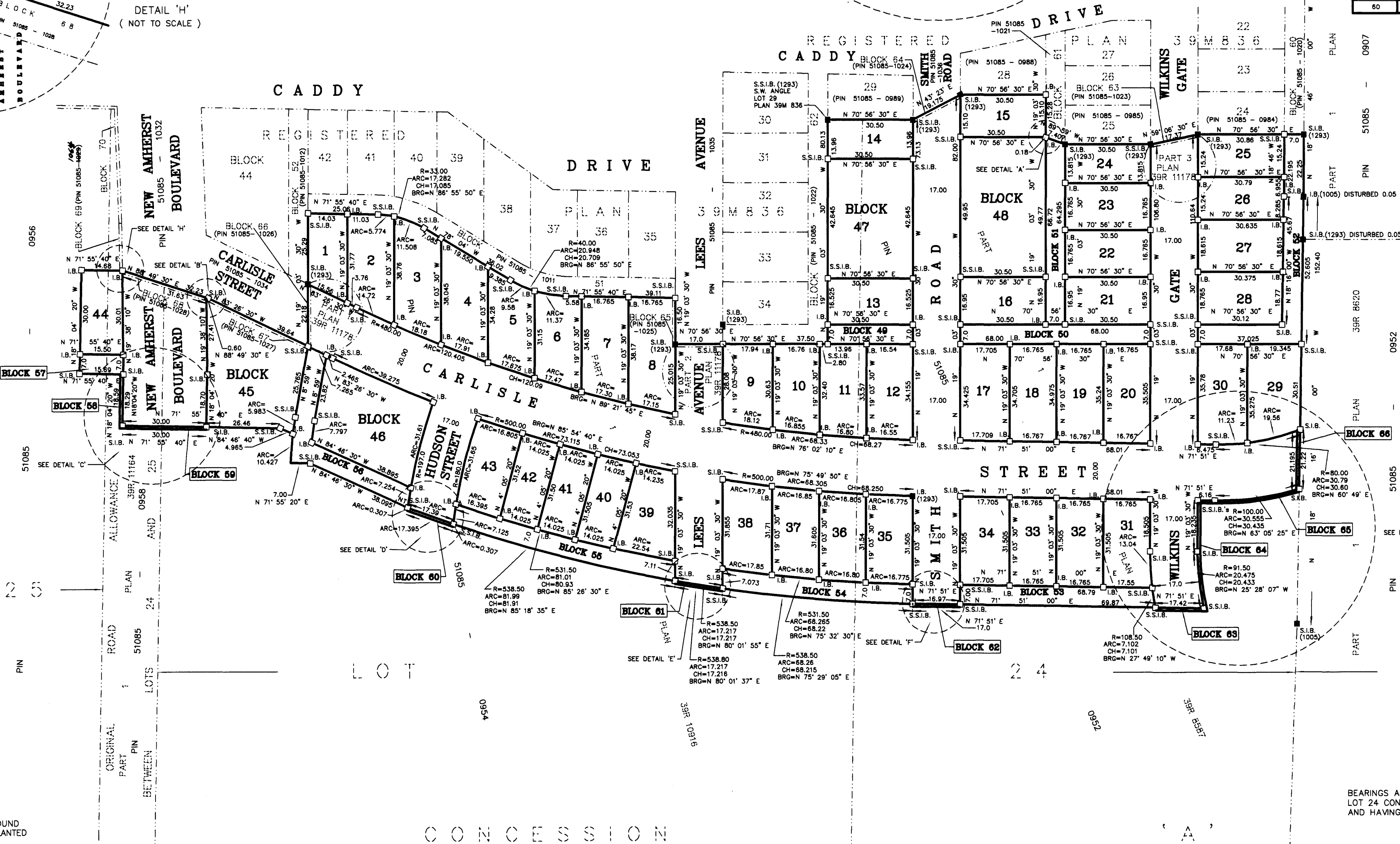
DETAIL 'D'  
(NOT TO SCALE)



DETAIL 'F'  
(NOT TO SCALE)



DETAIL 'G'  
(NOT TO SCALE)



LEGEND  
■ - DENOTES FOUND  
□ - DENOTES PLANTED

CURVE SCHEDULE				
LOT/BLOCK	RADIUS	ARC	CHORD	CHORD BEARING
2	480.00	14.72	14.72	N 84° 19' 13" W
3	33.00	5.774	5.765	N 76° 56' 21" E
4	480.00	18.18	18.18	N 86° 17' 01" W
5	33.00	11.508	11.448	N 88° 03' 21" W
6	480.00	17.91	17.91	N 88° 26' 18" W
7	480.00	17.91	17.91	N 88° 26' 18" W
8	480.00	17.91	17.91	N 88° 26' 18" W
9	480.00	17.91	17.91	N 88° 26' 18" W
10	480.00	17.91	17.91	N 88° 26' 18" W
11	480.00	17.91	17.91	N 88° 26' 18" W
12	480.00	17.91	17.91	N 88° 26' 18" W
13	480.00	17.91	17.91	N 88° 26' 18" W
14	480.00	17.91	17.91	N 88° 26' 18" W
15	480.00	17.91	17.91	N 88° 26' 18" W
16	480.00	17.91	17.91	N 88° 26' 18" W
17	480.00	17.91	17.91	N 88° 26' 18" W
18	480.00	17.91	17.91	N 88° 26' 18" W
19	480.00	17.91	17.91	N 88° 26' 18" W
20	480.00	17.91	17.91	N 88° 26' 18" W
21	480.00	17.91	17.91	N 88° 26' 18" W
22	480.00	17.91	17.91	N 88° 26' 18" W
23	480.00	17.91	17.91	N 88° 26' 18" W
24	480.00	17.91	17.91	N 88° 26' 18" W
25	480.00	17.91	17.91	N 88° 26' 18" W
26	480.00	17.91	17.91	N 88° 26' 18" W
27	480.00	17.91	17.91	N 88° 26' 18" W
28	480.00	17.91	17.91	N 88° 26' 18" W
29	480.00	17.91	17.91	N 88° 26' 18" W
30	480.00	17.91	17.91	N 88° 26' 18" W
31	480.00	17.91	17.91	N 88° 26' 18" W
32	480.00	17.91	17.91	N 88° 26' 18" W
33	480.00	17.91	17.91	N 88° 26' 18" W
34	480.00	17.91	17.91	N 88° 26' 18" W
35	480.00	17.91	17.91	N 88° 26' 18" W
36	480.00	17.91	17.91	N 88° 26' 18" W
37	480.00	17.91	17.91	N 88° 26' 18" W
38	480.00	17.91	17.91	N 88° 26' 18" W
39	480.00	17.91	17.91	N 88° 26' 18" W
40	480.00	17.91	17.91	N 88° 26' 18" W
41	480.00	17.91	17.91	N 88° 26' 18" W
42	480.00	17.91	17.91	N 88° 26' 18" W
43	480.00	17.91	17.91	N 88° 26' 18" W
44	480.00	17.91	17.91	N 88° 26' 18" W
45	480.00	17.91	17.91	N 88° 26' 18" W
46	480.00	17.91	17.91	N 88° 26' 18" W
47	480.00	17.91	17.91	N 88° 26' 18" W
48	480.00	17.91	17.91	N 88° 26' 18" W
49	480.00	17.91	17.91	N 88° 26' 18" W
50	480.00	17.91	17.91	N 88° 26' 18" W
51	480.00	17.91	17.91	N 88° 26' 18" W
52	480.00	17.91	17.91	N 88° 26' 18" W
53	480.00	17.91	17.91	N 88° 26' 18" W
54	480.00	17.91	17.91	N 88° 26' 18" W
55	480.00	17.91	17.91	N 88° 26' 18" W
56	480.00	17.91	17.91	N 88° 26' 18" W
57	480.00	17.91	17.91	N 88° 26' 18" W
58	480.00	17.91	17.91	N 88° 26' 18" W
59	480.00	17.91	17.91	N 88° 26' 18" W
60	480.00	17.91	17.91	N 88° 26' 18" W

CERTIFICATE OF REGISTRATION  
PLAN 39M- 844  
I CERTIFY THAT THIS PLAN 39M- 844 IS REGISTERED IN THE LAND REGISTRY  
OFFICE FOR THE LAND TITLES DIVISION OF NORTHUMBERLAND (39) AT 14:14  
O'CLOCK ON THE 17th DAY OF May 2007 AND ENTERED IN THE  
REGISTER FOR PIN 51085 - 0952 AND PIN 51085 - 0954 AND PIN 51085 - 0956 AND  
PIN 51085 - 0958 AND PIN 51085 - 1023 AND PIN 51085 - 1024 AND PIN 51085 - 1025  
AND REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. 1063  
AND 1069  
LAND REGISTRAR

THE SUBDIVISION REPRESENTED BY THIS PLAN COMPRISES PART OF PIN 51085 - 0952,  
PART OF PIN 51085 - 0954, PART OF PIN 51085 - 0956, PART OF PIN 51085 - 0958,  
PART OF PIN 51085 - 1023, ALL OF PIN 51085 - 1023, ALL OF PIN 51085 - 1024, ALL  
OF PIN 51085 - 1025, ALL OF PIN 51085 - 1026, ALL OF PIN 51085 - 1027 AND  
ALL OF PIN 51085 - 1028.

SURVEYOR'S CERTIFICATE  
I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN  
ACCORDANCE WITH THE SURVEYS ACT, THE  
SURVEYORS ACT AND THE LAND TITLES ACT  
AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON 23 APRIL, 2007  
24 APRIL, 2007 SYLVESTER & BROWN LIMITED  
E. LYNN BROWN  
ONTARIO LAND SURVEYOR

OWNERS CERTIFICATE - PLAN OF SUBDIVISION  
THIS IS TO CERTIFY THAT:  
1. LOTS 1 TO 44, BOTH INCLUSIVE, BLOCKS 45 TO 57 BOTH INCLUSIVE,  
THE STREETS, NAMELY NEW AMHERST BOULEVARD, CARLISLE STREET  
LEES AVENUE, SMITH ROAD, WILKINS GATE AND HUDSON STREET AND  
THE 0.30 METRE RESERVES, NAMELY BLOCKS 58 TO 66 BOTH INCLUSIVE, HAVE  
BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.  
2. THE STREETS ARE HEREBY DEDICATED TO THE CORPORATION OF THE  
TOWN OF COBOURG AS PUBLIC HIGHWAYS.

APRIL 27, 2007  
DATE  
BILL O'MALLEY PRESIDENT  
I HAVE THE AUTHORITY TO BIND THE CORPORATION  
MAX LEMARCHANT SECRETARY TREASURER  
I HAVE THE AUTHORITY TO BIND THE CORPORATION

METRIC  
DISTANCES SHOWN ON  
THIS PLAN ARE IN METRES  
AND CAN BE CONVERTED  
TO FEET BY DIVIDING  
BY THE FACTOR 0.304 8  
THE CORPORATION OF THE TOWN OF COBOURG  
THIS FINAL PLAN OF SUBDIVISION IS APPROVED UNDER SECTION 51 (58)  
OF THE PLANNING ACT, R.S.O. 1990 c. p. 13 AS AMENDED.  
Max 16, 2007  
DATE  
GLENN J. McGLASHON MANAGER OF PLANNING SERVICES  
I HAVE THE AUTHORITY TO BIND THE CORPORATION

BEARING NOTE  
BEARINGS ARE ASTRONOMIC, DERIVED FROM THE EASTERN LIMIT OF  
LOT 24 CONCESSION 'A' AS SHOWN ON DEPOSITED PLAN 39R 8587  
AND HAVING A BEARING OF N 18° 16' 00" W.