

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

Style: **Bungalow** Rooms Rooms+: **8+2**
 Fractional Ownership: BR BR+: **2(2+0)**
 Assignment: Baths (F+H): **2(2+0)**
 Link: **No** SF Range: **1500-2000**
 Storeys: **1.0** SF Source:
 Lot Irreg: Lot Acres:
 Lot Front: **61.45** Fronting On: **N**
 Lot Depth: **118.64**
 Lot Size Code: **Feet**
 Dir/Cross St: **west of Wilkin's Gate**

PIN #: **510851079** ARN #: **142100027004005** Contact After Exp: **No**
 Holdover: **90**
 Possession: **Immediate** Possession Date:

Kitch Kitch +	1 (1+0)	Exterior:	Brick	Water:	Municipal
Island YN:	Yes	Drive:	Pvt Double	Water Meter:	
Fam Rm:	Yes	Garage:	Yes	Waterfront Feat:	
Basement:	Yes/Full, Unfinished	Gar/Gar Spcs:	Attached Garage/2.0	Waterfront Struc:	
Fireplace/Stv:	Yes	Drive Pk Spcs:	1.00	Well Capacity:	
Fireplace Feat:	Natural Gas	Tot Pk Spcs:	3.00	Well Depth:	
Interior Feat:	Air Exchanger, Central Vacuum, Auto Garage Door Remote, On Demand Water Heater, Primary Bedroom Main Floor, Rough-In Bath, Storage	Pool:	None	Sewers:	Municipal
Heat:	Forced Air, Gas	Room Size:		Special Desig:	Unknown
A/C:	Yes/Central Air	Rural Services:		Farm Features:	
Central Vac:	Yes	Security Feat:		Winterized:	
POTL/Mnth Fee:	Yes/\$77				
Property Feat:	Hospital, Level, Public Transit				
Exterior Feat:	Deck, Lighting, Landscaped, Porch, Privacy, Year Round Living Shingles				
Roof:	Poured Concrete				
Foundation:					
Soil Type:					
Access Feat:	Hard/Low Nap Floors, Hallway Width 42 Inches or More, Level Within Dwelling, Multiple Entrances, Open Floor Plan				
Waterfront Y/N:	No	Waterfront:		Waterfront Frontage (M):	
Water Struct:		Easements/Restr:		HST App To SP: Not Subject to HST	
Under Contract:	On Demand Water Heater Garden	Dev Charges Paid:		Lot Size Source:	
View:		Lot Shape: Irregular			

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

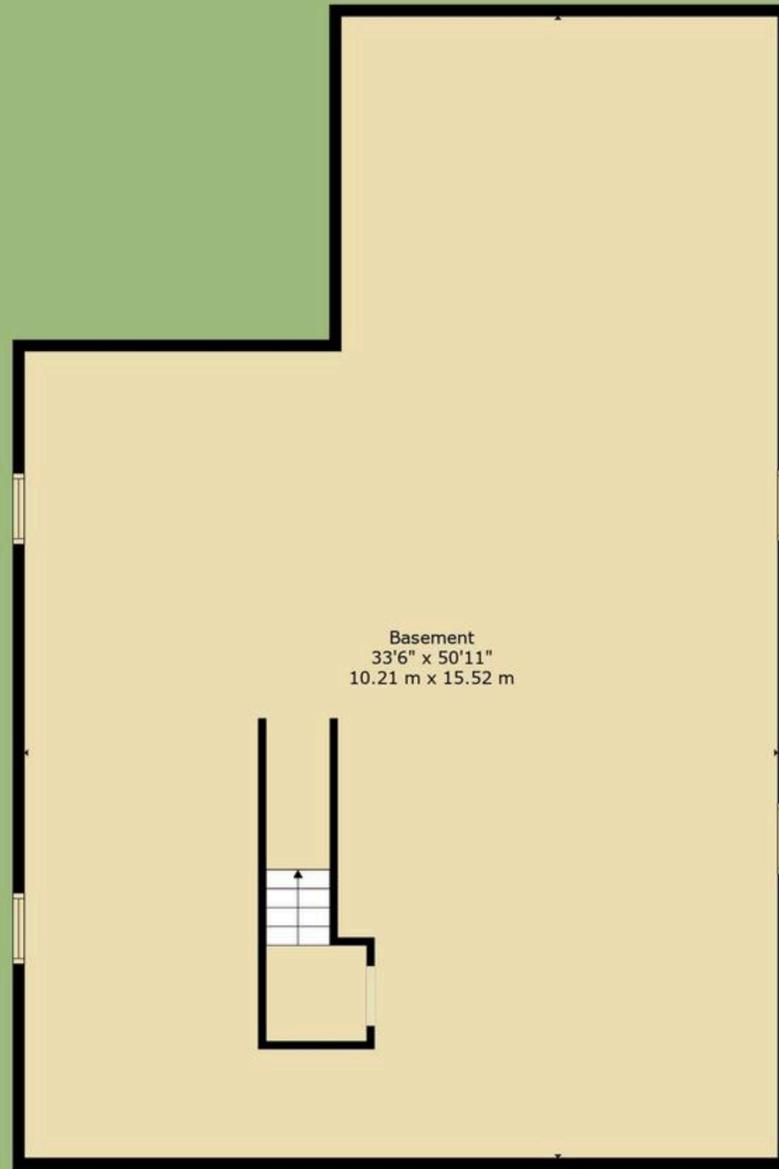
Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Foyer	Main	7.45 M X 3.15 M	24.44 Ft x 10.33 Ft		Crown Moulding, Wood Floor
Living Room	Main	4.89 M X 4.02 M	16.04 Ft x 13.18 Ft		Gas Fireplace
Dining Room	Main	4.71 M X 4.02 M	15.45 Ft x 13.18 Ft		Wood Floor
Kitchen	Main	3.99 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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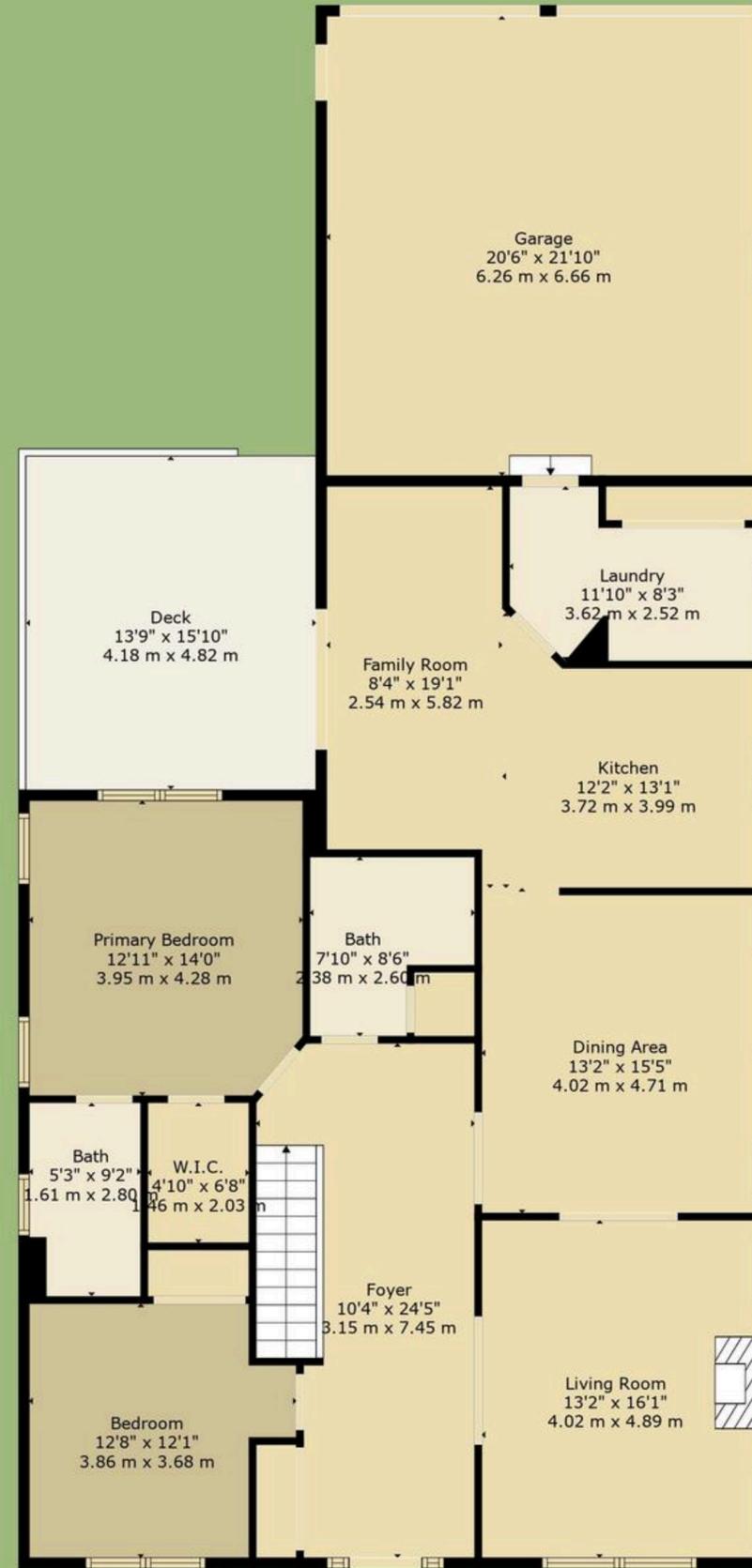
Inclusions: **Fridge, Stove, Microwave Rangehood, Built-In Dishwasher, Washer, Dryer, Central Vac & Attachments, 3 Freezers, 2 Garage Door Openers, Electric Light Fixtures, Window Coverings and Hardware, Family Room Cabinets, Basement Shelving Units, Basement Fridge, Fruit Trees**

Exclusions: **Personal Items**

Rental Items: **On-Demand Water Heater**



Floor 1



Floor 2

TOTAL: 1554 sq. ft, 144 m2

BELOW GROUND: 0 sq. ft, 0 m2, FLOOR 2: 1554 sq. ft, 144 m2

EXCLUDED AREAS: BASEMENT: 1495 sq. ft, 139 m2, GARAGE: 448 sq. ft, 42 m2, DECK: 218 sq. ft, 20 m2

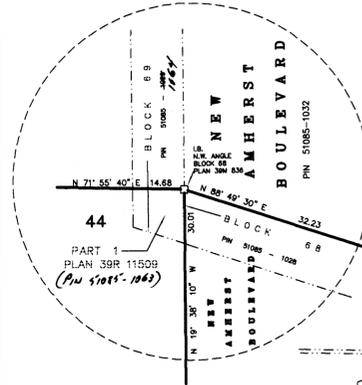
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



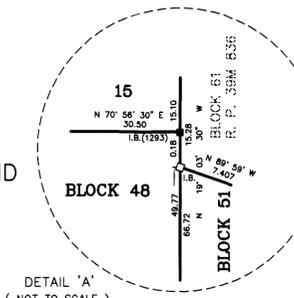
PLAN OF SUBDIVISION OF
 BLOCK 63, BLOCK 64, BLOCK 65, BLOCK 66,
 BLOCK 67, BLOCK 68 AND PART OF BLOCK 69
 REGISTERED PLAN 39M 836 AND
 PART OF LOTS 24 AND 25 CONCESSION 'A' AND
 PART OF THE ORIGINAL ROAD ALLOWANCE
 BETWEEN LOTS 24 AND 25 CONCESSION 'A'
 FORMERLY THE GEOGRAPHIC TOWNSHIP OF HAMILTON, NOW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

E. LYNN BROWN O.L.S.

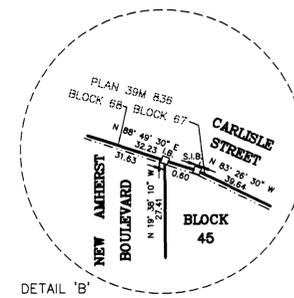
SYLVESTER & BROWN LIMITED
 ENGINEERING & LAND SURVEYING
 76 JOHN STREET
 P. O. BOX 25
 PORT HOPE, ONTARIO L1A 3V9
 905-885-2260
 2006.044



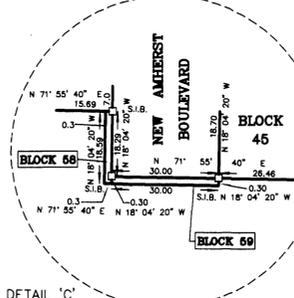
DETAIL 'H'
(NOT TO SCALE)



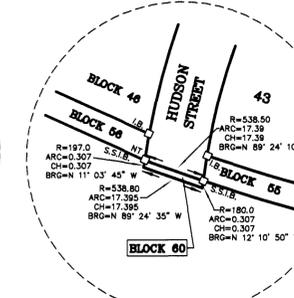
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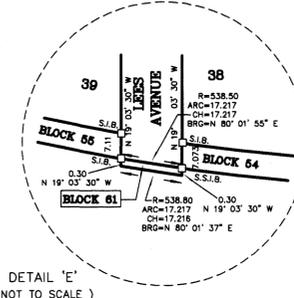
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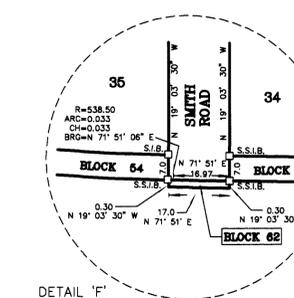
DETAIL 'C'
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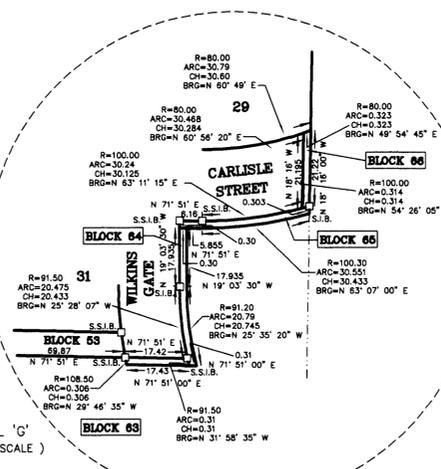
DETAIL 'D'
(NOT TO SCALE)



DETAIL 'E'
(NOT TO SCALE)



DETAIL 'F'
(NOT TO SCALE)



DETAIL 'G'
(NOT TO SCALE)

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
3	480.00	18.18	18.18	N 86° 17' 01" W
3	33.00	11.508	11.448	N 88° 03' 21" W
4	480.00	17.91	17.91	N 88° 28' 16" W
5	480.00	17.675	17.675	N 89° 28' 19" E
5	40.00	9.58	9.56	N 84° 55' 40" W
6	480.00	17.47	17.47	N 87° 20' 27" E
6	40.00	11.37	11.335	N 80° 04' 15" E
7	480.00	17.30	17.30	N 85° 15' 57" E
8	480.00	17.15	17.15	N 83° 12' 35" E
9	480.00	18.12	18.12	N 79° 02' 00" E
10	480.00	16.855	16.855	N 76° 56' 45" E
11	480.00	16.80	16.80	N 74° 56' 15" E
12	480.00	16.55	16.55	N 72° 56' 47" E
29	80.00	19.56	19.515	N 58° 47' 45" E
30	80.00	11.23	11.22	N 67° 48' 20" E
31	108.50	13.04	13.03	N 72° 30' 00" W
35	500.00	16.775	16.775	N 72° 52' 45" E
35	531.50	16.775	16.775	N 72° 45' 45" E
36	500.00	16.805	16.805	N 74° 48' 10" E
36	531.50	16.80	16.80	N 74° 34' 20" E
37	500.00	16.85	16.85	N 78° 43' 50" E
37	531.50	16.84	16.84	N 78° 23' 10" E
38	500.00	17.87	17.87	N 78° 43' 15" E
38	531.50	17.85	17.85	N 78° 15' 20" E
39	500.00	14.235	14.235	N 82° 32' 14" E
39	531.50	22.54	22.535	N 82° 17' 23" E
40	500.00	14.025	14.025	N 84° 09' 23" E
40	531.50	14.025	14.025	N 84° 15' 40" E
41	500.00	14.025	14.025	N 85° 45' 50" E
41	531.50	14.025	14.025	N 85° 46' 20" E
42	500.00	14.025	14.025	N 87° 22' 15" E
42	531.50	14.025	14.025	N 87° 17' 05" E
43	180.00	31.65	31.61	N 41° 49' 35" W
43	500.00	16.805	16.805	N 89° 08' 15" E
43	531.50	16.395	16.395	N 88° 55' 25" E
45	103.50	5.983	5.982	N 10° 38' 22" W
46	500.00	39.275	39.265	N 85° 42' 05" W
46	197.00	31.61	31.575	N 41° 18' 40" W
46	96.50	7.797	7.795	N 11° 17' 53" W
55	180.00	7.125	7.125	N 10° 59' 55" W
56	197.00	7.254	7.253	N 9° 57' 50" W
56	96.50	7.797	7.795	N 11° 17' 53" W
56	103.50	5.983	5.983	N 10° 38' 22" W
56	103.50	10.427	10.422	N 15° 11' 00" W
60	538.50	17.39	17.39	N 89° 24' 10" W
60	180.00	0.307	0.307	N 12° 10' 50" W
60	538.50	17.395	17.385	N 89° 24' 35" W
60	197.00	0.307	0.307	N 11° 03' 45" 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 PIN 51085 - 1026 AND PIN 51085 - 1027 AND PIN 51085 - 1028 AND PIN 51085 - 1029
 AND REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. 1063
 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.

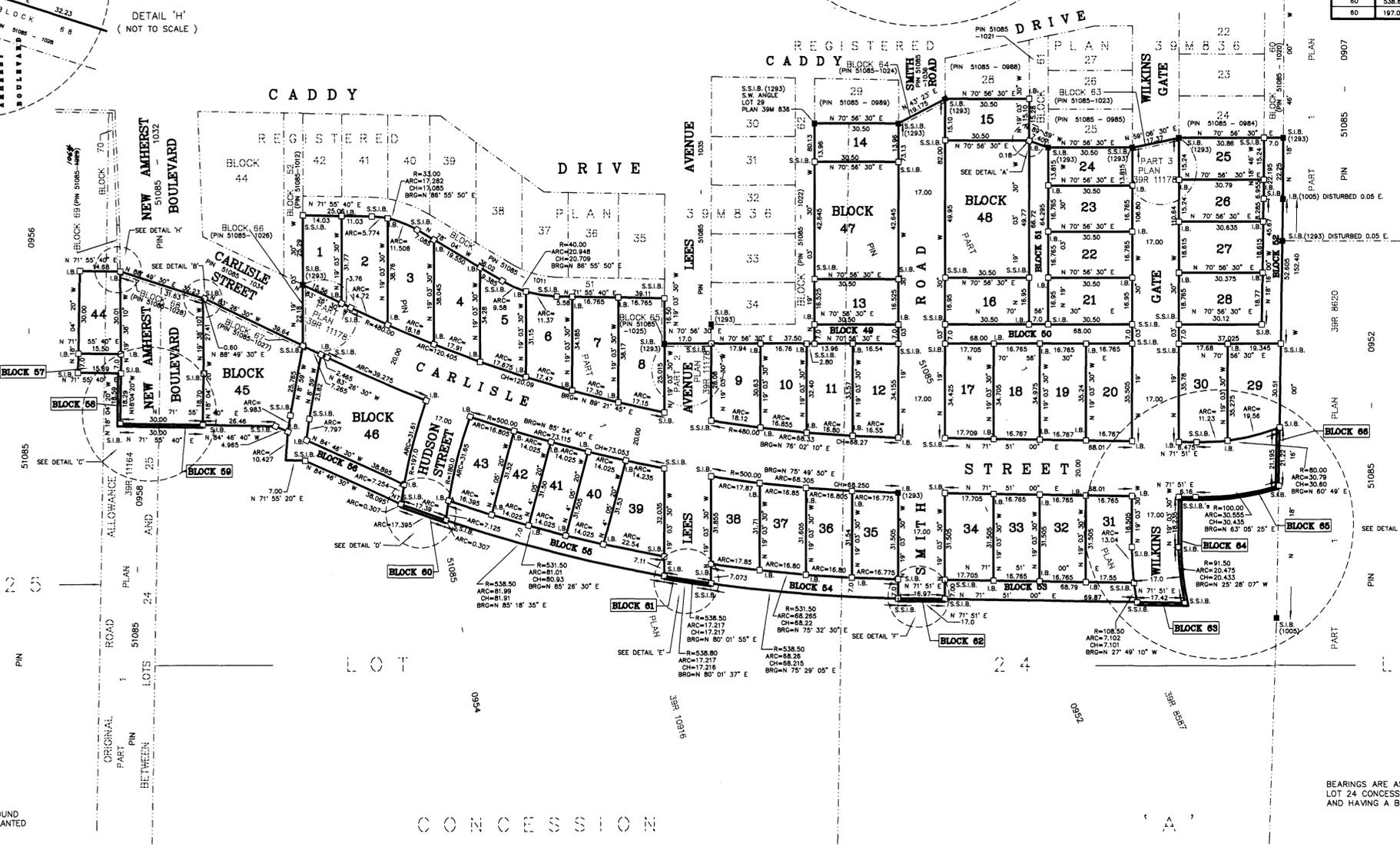
SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN
 ACCORDANCE WITH THE SURVEYS ACT, THE
 SURVEYORS ACT AND THE LAND TITLES ACT
 AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON 23 APRIL, 2007
 24 APRIL, 2007 SYLVESTER & BROWN LIMITED
 E. Lynn Brown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

APRIL 27, 2007
 DATE
 NEW AMHERST LTD.
 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 COBURG
 THIS FINAL PLAN OF SUBDIVISION IS APPROVED UNDER SECTION 51 (5B)
 OF THE PLANNING ACT, R.S.O. 1990 c. P. 13 AS AMENDED.
 Max 11, 2007
 DATE
 GLENN J. MCGLAISHON 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.

LEGEND
 ■ - DENOTES FOUND
 □ - DENOTES PLANTED