

430 Lonsberry Drive Unit ##103, Cobourg, Ontario K9A 0K4

Listing

430 Lonsberry Dr ##103 Cobourg

Active / Residential Condo & Other / Condo Apartment

MLS® #: **X12023759**

List Price: **\$475,000**

New Listing



Northumberland/Cobourg/Cobourg

Tax Amt/Yr:	\$3,420.00/2024	Transaction:	Sale
SPIS:	No	DOM	3
Legal Level:	1	Legal Unit:	3
Style:	Condo Apartment	Rooms Rooms+:	7+0
Fractional Ownership:		BR BR+:	2(2+0)
Assignment:		Baths (F+H):	1 (1+0)
Corp #:	89	SF Range:	800-899
Reg Office:	NSCC	SF Source:	Owner
Locker:	None	Lot Acres:	
Locker Level:		Fronting On:	
Locker Unit #:			
Locker #:			
Zoning:			
Cross Street:	Brook Road North		
Directions:	Brook Road North	Abv Gd Fin Area/Src:	807/Other
Prop Mgmt:	Genedco Property Management		
Status Cert:	Yes	SqFt Src/Comment:	Owner
Seller:	Edie Sorichetti & Sameer Aadam Abas-Rahaman		

Recent: **03/17/2025 : NEW**

PIN #:		ARN #:		Contact After Exp:	No
Additional PIN #:		Phased Tax Value:		Under Contract Mnthly:	
Holdover:	30			Occupancy:	Owner
Possession Type:	Flexible			Possession Date:	
Possession Rmks:	TBA			Road Access Fee:	
Local Improv:				Survey Year/Type:	
Seasonal Dwelling:				Realtor Sign on Prop:	
Bldg Name:					
Kitchens:	1 (1+0)	Pets Allowed:	Restricted	Balcony:	Terrace
Fam Rm:	Yes	Maintenance:	\$338.16	Laundry Acc:	Ensuite
Basement:	No/None	A/C:	Yes/Wall Unit	Exterior:	Brick
Fireplace/Stv:	No	Central Vac:	No	Gar/Gar Spcs:	None/0.0
Heat:	Forced Air, Gas	Included:	Hydro, Water, Building Insurance	Park Type:	Owned
Apx Age:	6-10			Drive Pk Spcs:	1.00
Sqft Source:	Owner			Tot Pk Spcs:	1.00
Exposure:	N				
Special Design:	Accessibility				
Property Feat:	Clear View, Park, School				
Waterfront Y/N:	No	Waterfront:		Waterfront Frontage (M):	
Under Contract:		Dev Charges Paid:		HST App To SP:	Included In
View:	Clear	Lot Shape:		Lot Size Source:	

Remarks/Directions

Client Rmks: Discover the perfect blend of comfort and convenience in this bright, south-facing lower-level condo in the Newtownville neighbourhood. With two spacious bedrooms and a well-appointed bathroom, this airy home offers a welcoming retreat in the heart of the city. Large windows on both the north and south sides fill the space with natural light, creating an inviting atmosphere throughout the day. Located just a short walk from downtown, you'll have easy access to shops, dining, and entertainment, while the nearby lake invites you to take a peaceful stroll along the water. Whether you're enjoying the vibrant city life or unwinding by the shoreline, this location offers the best of both worlds. Inside, the open layout enhances the sense of space, making every corner feel bright and functional. Ideal for professionals, downsizers, or those seeking a low-maintenance lifestyle, this condo is a rare find in a prime location. Move in and enjoy the perfect balance of urban living and natural beauty right at your doorstep!

Inclusions: All light fixtures, broadloom where laid, fridge, stove, built-in dishwasher, built-in microwave/fan, washer, dryer, air exchanger, air conditioning unit.

Broker Rmks: Listing Agents are Designated Representation.

Appointments: **Broker Bay**



Showing Requirements: **Showing System**

VT URL Branded:

VT URL Unbranded: <https://my.matterport.com/show/?m=xoGMY2SJWWE>

Brokerage Information

Financing:	--	Perm to Advertise:	No	Contact After Expired:	No
Buyer Agency Compensation Remarks:				Phone:	705-775-2255
List Brokerage:	BALL REAL ESTATE INC.				

List Brkr Addr: **191 HUNTER STREET W, Peterborough K9H2L1**
List Salesperson: **[JEFF SANDS, Broker](#)** 
List Salesperson 2: **[KATIE HADDEN, Salesperson](#)** 
List Brokerage 2: **[BALL REAL ESTATE INC.](#)**
Contract Date: **03/17/2025** Leased Terms:
Cancellation Date: Expiration Date: **06/16/2025**
Last Update: **03/17/2025** CB Comm: **2.5% + HST**

Fax: **705-651-0212**
Phone: **705-243-9797**
Phone: **705-243-9797**
Phone: **705-775-2255**

Original \$: **\$475,000**

Prepared By: KATIE HADDEN, REALTOR Salesperson

Date Prepared: 03/20/2025

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