

295 Densmore Road W Unit ##201, Cobourg, Ontario K9A 2S7

Listing

295 Densmore Rd W ##201 Cobourg

Active / Residential Condo & Other / Semi-Detached Condo

MLS® #: **X12025594**

List Price: **\$549,900**

New Listing



Northumberland/Cobourg/Cobourg

Tax Amt/Yr:	\$3,709.00/2024	Transaction:	Sale
SPIS:	No	DOM	3
Legal Level:	1	Legal Unit:	33
Style:	Bungalow	Rooms Rooms+:	7+0
Fractional Ownership:	No	BR BR+:	2(2+0)
Assignment:	No	Baths (F+H):	2 (2+0)
Corp #:	93	SF Range:	900-999
Reg Office:	NScc	SF Source:	Builder
Locker:	None	Lot Acres:	
Locker Level:		Fronting On:	
Locker Unit #:			
Locker #:			
Zoning:			
Cross Street:	Densmore Rd/Parkview Hills		
Directions:	Densmore Rd/Parkview Hills	Abv Gd Fin Area/Src:	979/Builder
Prop Mgmt:	Genedco	SqFt Src/Comment:	Builder
Status Cert:	Yes		
Seller:	Mary Jean Jackson		

Recent: **03/18/2025 : NEW**

PIN #:	ARN #:	142100017013532	Contact After Exp:	No
Additional PIN #:	Phased Tax Value:		Under Contract Mnthly:	
Holdover:			Occupancy:	Owner
Possession Type:			Possession Date:	
Possession Rmks:			Road Access Fee:	
Local Improv:			Survey Year/Type:	
Seasonal Dwelling:			Realtor Sign on Prop:	
Bldg Name:				

Kitchens:	1 (1+0)	Pets Allowed:	Restricted	Balcony:	None
Fam Rm:	No	Maintenance:	\$331.30	Laundry Acc:	Ensuite
Basement:	No/None	A/C:	Yes/Wall Unit	Exterior:	Vinyl Siding
Fireplace/Stv:	Yes	Central Vac:	No	Gar/Gar Spcs:	None/0.0
Heat:	Baseboard, Electric	UFFI:	No	Park Type	Exclusive
Apx Age:	0-5	Elev/Lift:	No	Drive Pk Spcs:	2.00
Sqft Source:	Builder	Included:	Building Insurance	Tot Pk Spcs:	2.00
Exposure:	NE	Energy Cert:	No	Park Cost/Mo:	\$15
Special Design:	Unknown	Green PIS:	No		
Property Feat:	Beach, Hospital, Library, Park, Place of Worship, Public Transit				

Waterfront Y/N:	No	Waterfront:		Waterfront Frontage (M):	
Under Contract:		Dev Charges Paid:		HST App To SP:	Included In

Remarks/Directions

Client Rmks: **Welcome to effortless living in this stunning 2-bedroom, 2-bathroom bungalow condo in the heart of Cobourg! Thoughtfully designed with many upgrades, this home offers both elegance and comfort in a sought-after community. From the moment you step inside, you'll be captivated by the soaring 10-ft ceilings and beautiful upgraded California shutters, adding a touch of style and privacy. The open-concept layout allows for seamless movement between the kitchen, dining, and living areas creating a warm and inviting space to relax and entertain. The upgraded kitchen is a chefs dream, featuring custom cabinetry and sleek quartz countertops that blend sophistication with functionality. Whether you're preparing meals for yourself or hosting guests, this space is designed to impress. The primary bedroom serves as a peaceful retreat, offering ample space, natural light, and a serene atmosphere ideal for unwinding after a long day. The second bedroom provides versatility, whether you need a home office, guest room, or creative space. Step outside and enjoy your private front porch, a perfect spot to sip your morning coffee or unwind in the fresh air. A major bonus this condo comes with TWO parking spots, offering extra convenience for homeowners and guests alike, a rare find in this community! Located in a vibrant Cobourg neighborhood, this home is just minutes from downtown, where you can explore charming shops, restaurants, parks, and the beautiful waterfront. Plus, with easy access to the 401 and nearby shopping, everything you need is within reach. Whether you're downsizing, seeking a low-maintenance lifestyle, or searching for a stylish home in a fantastic location, this bungalow condo is truly a rare gem. Don't miss the opportunity to make it yours!**

Inclusions: **All appliances, window coverings, light fixtures, hot water tank is owned, Murphy bed in second bedroom.**

Rental Items: **None**

Broker Rmks: **Listing Agents are under Designated Representation.**




Appointments: **Broker Bay**

Showing Requirements: **Showing System**

VT URL Branded:

VT URL Unbranded: <https://my.matterport.com/show/?m=Zwokq6ke2kG>

Brokerage Information

Financing:	--	Perm to Advertise:	No	Contact After Expired:	No
Buyer Agency Compensation Remarks:					
List Brokerage:	BALL REAL ESTATE INC. 			Phone:	705-775-2255
List Brkr Addr:	191 HUNTER STREET W, Peterborough K9H2L1			Fax:	705-651-0212
List Salesperson:	JEFF SANDS, Broker 			Phone:	705-243-9797
List Salesperson 2:	KATIE HADDEN, Salesperson 			Phone:	705-243-9797
List Brokerage 2:	BALL REAL ESTATE INC.			Phone:	705-775-2255
Contract Date:	03/17/2025	Leased Terms:			
Cancellation Date:		Expiration Date:	06/30/2025	Original \$:	\$549,900
Last Update:	03/18/2025	CB Comm:	2.5% + HST		
Prepared By: KATIE HADDEN, REALTOR Salesperson				Date Prepared: 03/20/2025	

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