

# Property Client Full

1104 Tillison Avenue, Cobourg, Ontario K9A 5N4

Listing

**1104 Tillison Ave Cobourg**

**Active / Residential Freehold / Detached**

MLS®#: **X12783224**

List Price: **\$699,900**

**New Listing**



## Northumberland/Cobourg/Cobourg

Tax Amt/Yr: **\$4,107.00/2025** Transaction: **Sale**  
 SPIS: **No** DOM: **5**  
 Legal Desc: **PCL 120-1 SEC 39M739 LT 120 PL 39M739 COBOURG COBOURG**

Style: **Bungalow** Rooms Rooms+: **8+0**  
 Fractional Ownership: **No** BR BR+: **3(2+1)**  
 Assignment: **No** Baths (F+H): **2(2+0)**  
 Link: **No** SF Range: **700-1100**  
 Storeys: **1.0** SF Source: **Plans**  
 Lot Irreg: Lot Acres: **< 0.50**  
 Lot Front: **44.43** Fronting On: **N**  
 Lot Depth: **90.60**  
 Lot Size Code: **Feet**  
 Zoning: **Residential**  
 Dir/Cross St: **Tillison Ave and Riddell Ave**

PIN #: **510840121** ARN #: **142100018030244** Contact After Exp: **No**  
 Holdover: **0**  
 Possession: **TBA** Possession Date:

|                          |   |                   |                            |                    |   |
|--------------------------|---|-------------------|----------------------------|--------------------|---|
| Kitch Kitch + Island YN: | <b>1 (1+0)</b>  | Exterior:         | <b>Brick</b>               | Utilities:         | <b>Gas, Hydro Available, Sewers, Cable Available, Telephone Available Municipal</b> |
| Fam Rm:                  | <b>No</b>   | Garage:           | <b>Yes</b>                 |                    |   |
| Basement:                | <b>Yes/Finished, Full</b>   | Gar/Gar Spcs:     | <b>Attached Garage/1.0</b> | Water:             |   |
| Fireplace/Stv:           | <b>Yes</b>  | Drive Pk Spcs:    | <b>4.00</b>                | Water Supply Type: |   |
| Fireplace Feat:          | <b>Electric, Natural Gas</b>  | Tot Pk Spcs:      | <b>5.00</b>                | Water Meter:       |   |
| Interior Feat:           | <b>Primary Bedroom - Main Floor, Water Heater Owned Available, Private Double</b> | UFFI:             | <b>No</b>                  | Waterfront Feat:   |   |
| Parking Feat:            | <b>Forced Air</b>   | Pool:             | <b>None</b>                | Waterfront Struc:  |   |
| Heat:                    | <b>Gas</b>  | Room Size:        |                            | Well Capacity:     |   |
| Heat Source:             | <b>Yes/Central Air</b>  | Energy Cert:      | <b>No</b>                  | Well Depth:        |   |
| A/C:                     | <b>No</b>   | Green PIS:        | <b>No</b>                  | Sewers:            | <b>Municipal Unknown</b>  |
| Central Vac:             | <b>No</b>   | Rural Services:   |                            | Special Desig:     |   |
| Apx Age:                 | <b>16-30</b>  | Security Feat:    |                            | Farm Features:     |   |
| Elevator:                | <b>No/</b>  |                   |                            | Winterized:        | <b>Fully</b>  |
| Laundry Lev:             | <b>Lower</b>  |                   |                            |                    |   |
| Retirement:              | <b>No</b>   |                   |                            |                    |   |
| Property Feat:           | <b>Hospital, Library, Place of Worship, School, School Bus Route</b>              |                   |                            |                    |   |
| Exterior Feat:           | <b>Deck, Year Round Living</b>  |                   |                            |                    |   |
| Roof:                    | <b>Asphalt Shingle</b>  |                   |                            |                    |   |
| Foundation:              | <b>Poured Concrete</b>  |                   |                            |                    |   |
| Topography:              | <b>Dry, Flat</b>  |                   |                            |                    |   |
| Soil Type:               |   |                   |                            |                    |   |
| Lease To Own Items:      | <b>None</b>   |                   |                            |                    |   |
| Waterfront Y/N:          | <b>No</b>   | Waterfront:       | <b>None</b>                |                    |   |
| Water Struc:             |   | Easements/Restr:  |                            |                    |   |
| Under Contract:          |   | Dev Charges Paid: |                            | HST App To SP:     | <b>Not Subject to HST</b>   |
| View:                    |   | Lot Shape:        | <b>Rectangular</b>         | Lot Size Source:   | <b>GeoWarehouse</b>   |

## Remarks/Directions

Client Rmks: **Welcome home to this cozy and well-maintained 2+1 bedroom property, tucked into a quiet, family-friendly neighbourhood in the heart of Cobourg. The main level features a bright and spacious living area that flows effortlessly into a generous kitchen, creating a welcoming space for everyday living and entertaining. Two well-sized bedrooms and a full bathroom complete the upper level, providing functionality and comfort. Downstairs, the finished basement expands your living space with a large recreation room, an additional bedroom, and a second full bathroom-perfect for guests, a home office, or a cozy retreat for movie nights. Outside, enjoy the ease of an attached one-car garage and a private backyard complete with a lovely deck, ideal for summer barbecues, morning coffee, or relaxing at the end of the day. What truly sets this home apart is its unbeatable location. Just minutes from grocery stores, shopping, restaurants, and everyday amenities, everything you need is right at your fingertips. For commuters, the convenience is hard to beat, with Highway 401 access just minutes away, making travel effortless. Comfortable, practical, and exceptionally well located, this home offers a lifestyle of ease and accessibility in one of Cobourg's most convenient areas.**

Inclusions: **Fridge, stove, dishwasher, washing machine, dryer**

Listing Contracted With: **BALL REAL ESTATE INC. 705-775-2255**

Prepared By: **JEFF SANDS, Broker**

Date Prepared: **02/17/2026**

Rooms

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| Room            | Level    | Dimensions (Metric) | Dimensions (Imperial) | Bathroom Pieces | Features |
|-----------------|----------|---------------------|-----------------------|-----------------|----------|
| Kitchen         | Main     | 3.46 M X 4.5 M      | 11.35 Ft x 14.76 Ft   |                 |          |
| Living Room     | Main     | 4.6 M X 4.45 M      | 15.09 Ft x 14.59 Ft   |                 |          |
| Primary Bedroom | Main     | 3.33 M X 3.64 M     | 10.92 Ft x 11.94 Ft   |                 |          |
| Bedroom         | Main     | 2.74 M X 3.57 M     | 8.98 Ft x 11.71 Ft    |                 |          |
| Bedroom         | Basement | 3.33 M X 3.63 M     | 10.92 Ft x 11.90 Ft   |                 |          |
| Recreation      | Basement | 7.73 M X 4.99 M     | 25.36 Ft x 16.37 Ft   |                 |          |
| Bathroom        | Main     |                     |                       | 3               |          |
| Bathroom        | Lower    |                     |                       | 4               |          |

Photos

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