

\$1,689,000 - 40 King Street W, Cobourg

MLS® #X12172075

\$1,689,000

3 Bedroom, 5.00 Bathroom,
Single Family on 0.00 Acres

Cobourg, Cobourg, Ontario

A Downtown Legacy building Masterpiece!
Live above your business. Work below your home. Whether you're a creative entrepreneur, urban professional, or investor, this is an exceptional opportunity to own a turnkey property in vibrant tourist & cultural corridors. Live. Work. Host. Invest. It's all here just steps to the Esplanade, Boardwalk, Marina, Beach, Farmers Market, Restaurants. VIA station 1 BLK & 100km to Toronto for commuting to this staycation hotspot. A Fabulous Lifestyle Awaits! A spectacular c.1870s 4-storey brick building offering a rare opportunity in the heart of the downtown heritage district. Fully Renovated, Mixed-use residential/commercial property seamlessly blends luxury, character, & income potential. 3+ BRs 5 Baths. Private Lift style Elevator. Rooftop Terrace. Live Above It All. A 3rd flr living area features a spacious north-facing living room with glass doors opening onto an 800 sq ft rooftop terrace (new railings). The home component is an entertainers dream with city views & steps to the lake breezes. South-facing views showcase the iconic Victoria Hall & charming heritage streetscape. Mindful renovations throughout include: Solid Canadian Maple Hardwood flooring, soaring vaulted ceilings, custom, classic & contemporary Kitchen. Spa-inspired baths, Arched Heritage windows, Slider Barn Doors, & Built-in Cabinetry. Bedrooms: A spacious 3rd flr BR with 4-piece Bath. Apartment-sized 4th floor loft Primary Suite with Ensuite Bath/Laundry combo &



Walk In Closet. Potential for additional Bedrooms on 2nd flr in the studio/office level that has a 3pce Bath. Commercial Unit: Immaculate 2000+ MN FL Retail Storefront space with street access + pristine basement level with ample storage & staff rooms + 2pce Bath & janitorial sink closet. Zoning allows for Res/Com use. Ideal for Live/Work, B&B, or Boutique Hotel conversion. 5 entrances, 3 staircases, personal lift/elevator to 3rd floor. *Ask for detailed Feature Sheet & Floor Plans * (id:6289)

Essential Information

Listing #	X12172075
Price	\$1,689,000
Bedrooms	3
Bathrooms	5.00
Half Baths	3
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	40 King Street W
Subdivision	Cobourg
City	Cobourg
Province	Ontario
Postal Code	K9A2M1

Amenities

Amenities	Beach, Marina, Public Transit, Park, Separate Heating Controls
Utilities	Cable, Electricity, Sewer
Features	Irregular lot size, Lighting, Carpet Free, Guest Suite
Parking Spaces	4
Parking	No Garage
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Central Vacuum, Oven - Built-In
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	3
Has Basement	Yes

Exterior

Exterior	Brick
Lot Description	29.8 x 135.9 FT ; 30.63 ft x 135.91 ft x 29.82 ft x 52.44
Foundation	Stone

Listing Details

Listing Office CENTURY 21 ALL-PRO REALTY (1993) LTD.



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