

WELCOME TO 35 HAVELOCK STREET

Taxes	\$3,600/year
Tunes	<i>45,000, 400.</i>
Hydro	Average of \$120/month
Gas	Average of \$120/month
Hot Water Tank	Enercare, \$15 every two months
Electrics	All wiring replaced (no remaining knob and tube)
Kitchen	Recently Updated
Bathroom	Both Updated
A/C	New airconditioning units (one up, one down)
Lighting	new lighting / fixtures throughout (including install of potlights in living room)
Interior	Custom wallpaper feature walls
Exterior	Light landscaping
	Cosmetic upgrades to exterior

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LIFES BETTER IN DOWNTOWN COBOURG

This home is the perfect location to take advantage of all the features that make Cobourg unique, as you are within walking distance of them all.

Downtown Cobourg is a flourishing example of what a small town main street in 2019 can be. Filled with interesting restaurants, cafes, shops, and nightlife. There is something for everyone.

Farm to table is at the backbone of Cobourgs atmosphere; with restaurants taking an active stand in offering more local and sustainable options.

The weekly farmers market offers seasonal produce and culinary offerings, as well as local artisans and craft booths. Right next to the Market is the Millstone Bakery specializing in wood-fired breads and pastries, among other gourmet treats.

A recent and already beloved addition to the main street is the Market Smor. A produce and specialty food shop; open seven days a week. They focus on local, eco-friendly and ethically sourced products. Stop in on Saturdays to sample their newest concoctions and pick up some healthy, made on location meals for the week.

Unwind with a walk to the pier, or watch the sailboats launch from the marina. On hot summer days take full advantage of Cobourg's sand beach, and enjoy a swim in the lake or the local pool if that's more your style.

Enjoy nightly entertainment in Victoria square, with movie nights in the park, and have access to the festivals and events that happen each weekend in summer.

There is never a shortage of events happening in Cobourg and you will be within blocks of them all.

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