

# Mansions On James

The former Thomas Gilbard school playing fields to the west of the old main school will contain an additional 36 suites. It faces onto James Street and shares the roadway system and green space with Mansions on GEORGE of the "The Mansions on George DEVELOPMENT". We are tying in as many of the architectural features of the old school together into Mansions on James although this building will be four stories high (Five with the parking garage) it's roofline will be similar to the Gilbard school itself. The town of Cobourg is very pro-active in the architectural features of the everlasting Victorian look of the town.

MANSIONS ON JAMES SUITES consist mainly of 1300 -1500 square feet of accommodation with two bedrooms, two bathrooms, living room/dining area and almost all will have a balcony or garden terrace. These homes will continue the high energy efficiencies of Mansions on GEORGE. Occupancy of these MANSIONS ON JAMES Units will be for the winter of 2021/22.

Mansions on James Condominiums are located in the heart of downtown Cobourg. The Victorian heritage town hall - Victoria Hall is one block north of the beach and marina and our condominiums are 50 yards further north up George street to James street. The Mansions occupy the site of the former Thomas Gilbard School, originally built in 1906 as the central school for the whole town of Cobourg.

The Mansions sit on over 2.7 acres on the northern shore of Lake Ontario. Cobourg is an excellent showcase of Victorian architecture.

The harbour has seen considerable change in the last few decades, moving from a working port to a tourist attraction. The harbour has been transformed into one of the most attractive sailing destinations and marinas on Lake Ontario, popular with both the boating community and tourists alike. The Cobourg harbour is not far from the Southern shores of Lake Ontario and upper reaches of Northern New York State.

Cobourg is expected to become the equivalent of "Niagara on the Lake" in South Central Eastern Ontario. With many golf courses, a marina, a beautiful sandy beach and a spectacular heritage downtown are just a few of the special attractions of Cobourg and Northumberland County, Ontario. Our sister town of Port Hope is only five miles to the West.

While Cobourg is rich in heritage the town also offers a state of the art hospital, recently renovated Ymca, brand new community centre home of the Cobourg Cougars OJHL hockey team and the Cobourg Kodiaks Major Lacrosse of the Ontario Lacrosse Association. It is also home to most of Canada's national retailers and the Northumberland Mall. Cobourg is the hub of Northumberland County as a whole.

The beautiful downtown Victoria Park and adjoining beach is known for its many festivals and there is a rich tapestry of the Arts here and in our sister town of Port Hope, five miles to the West. There are many other attractions in easy reach and Cobourg is also well known as a wellness centre.

# Mansions On James

## Condominiums of Distinction



Located in Ontario's "Feel Good" Town ... Cobourg, Ontario

Our Sales Centre Open 12-5 PM Daily

Please visit our website for the latest information.

Special viewing by appointment

[www.MansionsOnJames.com](http://www.MansionsOnJames.com)

Telephone  
905-372-2344

*It's worth the drive to Cobourg  
And Stay at the King George Inn  
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E. & O.E.

[www.MansionsOnJames.com](http://www.MansionsOnJames.com)



Corner of George and James St, Cobourg, ON, Canada  
[MansionsOnJames.com](http://MansionsOnJames.com)



## Rich Classic Kitchens & Bathrooms

- All units have luxury kitchen cabinets and countertops
- Penthouse units have upgraded kitchen with granite countertops
- Deluxe kitchen finishes, including stainless steel double sink and single lever faucet
- Kitchen flooring: choice of ceramic tiles
- Luxury vanity cabinets and countertops in bathrooms
- Luxurious tubs as per plan with shower fixtures and/or walk-in showers in every suite
- Bathroom shower and safety temperature controlled pressure balance valve in showers and baths.

## Advanced Standard Suite Amenities

- Electrically wired for ceiling lights or ceiling fans
- White wall switches and outlets
- Cable TV outlets in living room
- Telephone outlets in living room
- Contemporary lighting fixtures in hallway, kitchen and bathroom, where applicable

## Classic Wall & Ceiling Finishes

- All main living areas, bathrooms and kitchen finished with off-white latex paint and luxury baseboards and trim throughout other than penthouse units that have a choice of colours
- All trim and doors to be painted with satin white latex paint
- Smooth finished ceilings throughout each suite

## Building Safety & Security

- Security will be paramount here and at all pedestrian entrances and exits
- Controlled building access

## Traditional Classic or Modern Floorings

- Choice of ceramic tiles in the foyer, kitchen and bathrooms
- Quality laminate flooring or plush 40 oz carpeting in the living room, dining room, hallway. Carpeting standard in bedrooms, which is upgradeable to hardwood (at additional cost)
- Penthouse units are upgraded with hardwood flooring and 60oz broadloom as standard

## Condominiums of Quality and Distinction

- Elegant 5 storey building featuring distinctive Victorian architecture.
- Situated in the historic downtown core, near Cobourg's beautiful harbour, with large open spaces around the development.
- Architectural, heritage and cultural gem, built to stand the test of time with old world craftsmanship.
- High levels of energy efficiency built into the construction.
- Windows with "Low-E" Argon features for high-energy savings.
- Individual heating & cooling systems in each suite so all home owners have complete heating & cooling control inside their unit.
- Spectacular garden setting with enormous surrounding landscape. Green space with walkways results in the highest amount of green space in a condominium development per household in Cobourg and Northumberland County.
- High-speed elevator for ease of access.
- Access to garbage chutes on each floor.
- Convenient visitor drop off area and parking.
- Elegant designer decorated lobbies with intimate seating areas.
- Classic style interior doors and other elegant finishing's.
- Sliding double doors to outside balcony/terrace where applicable.
- Deadbolt lock and viewer on entry doors.
- On 2nd floor most suites come with very large terraces.
- Suites on floors 3, 4 and 5 have balconies.
- Private storage lockers will be available for most suites.
- Purchasers of all suites receive an indoor parking space or external parking included.



## Welcome to Cobourg, Ontario Canada

Cobourg is a beautiful town located in Southern Ontario, 60 miles east of Toronto and just 1 hour east of the GTA. It is located along Highway 401 that leads to the 407 and in turn leads to highway 400, 403, 404, the Queen Elizabeth Way and the Greater Toronto Area. This in turn leads to all of South Central Ontario. Highways 115 and 35 are 20 minutes away, which lead again to the 407 and all of the Kawartha Cottage Country. The passenger Go-Train Service that is only 20 minutes to the West by car from Bowmanville connects to the whole of the GTA and outlying areas.

Cobourg is just 90 miles west of Kingston and 220 miles from the Nation's Capital. Nestled in picturesque Northumberland County, our town is a lakeside community located on the north shore of Lake Ontario, halfway between Toronto and Kingston. Founded in 1798, Cobourg is rich in heritage, offering a vibrant downtown, sophisticated small town atmosphere and renowned waterfront and beautiful downtown beach and boardwalks that serve as popular getaway destinations.

Standing at the heart of the downtown is Victoria Hall, a building that serves as the town hall, as well as the Cobourg Concert Hall, an Old Bailey-style courtroom. Whether you're here to relocate, visit, work, play or do business, this thriving municipality of about 19,500 residents' welcomes you!

Modern Efficient  
Kitchen Designs



Large Living/  
Dining Areas



Luxurious Washroom  
Designs



Large Functional  
Bedrooms



\* May not be exactly as shown in rendered conceptual drawings.

*Live, work and play, 60 miles from  
Canada's largest city. Close to the Nations Capital.  
Cobourg, Ontario's feel good, wellness town.*

