

LUXURY CONDOMINIUMS 2+BEDROOMS 1400 TO 2500 SQ FT

Clustered in and around the Historic Old Cobourg Jail

Imprison yourself, literally, in a beautiful luxurious Heritage Harbour Condominium townhome. Located on the grounds of the original Historic Cobourg Jail and Governor's Mansion, Heritage Harbour Development is just steps from the Cobourg Marina, Downtown Sandy Beach, Victoria Park and amazing Downtown shops.

Heritage Harbour Condominiums are connected to the exquisite King George Inn where your personal visitors can conveniently stay when in town or, enjoy a great dining experience at the onsite restaurant.

In the heart of downtown Cobourg

Ontario's Feel Good Town ...

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!

PhoenixGenesisGroup.com
905-372-2344 OR 905-207-7243

Heritage Harbour

Luxury Condominiums



In the heart of downtown Cobourg

Ontario's Feel Good Town ...

THE BEACH JUST GOT CLOSER



Starting High \$700K
POSSESSION 2022/23



Balconies or Roof-Top Patios ***** PRE-CONSTRUCTION PRICING ***** Energy Efficient
Suites Have Individual HVAC For Snowbird Control & COVID Protection

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Condominiums of Quality & Distinction

- Elegant building featuring distinctive Victorian Architecture.
- Ideally situated in the Historic downtown core, steps to the harbour, sandy beach, walking trails and Victoria Park.

How to Restore a Heritage Jail Victorian Building in Cobourg

First recycle an architectural, Heritage and cultural gem, built to stand the test-of-time with old world craftsmanship. Then install high levels of energy saving features built in and insulation levels. Then use high levels of water conservation methods. Combine spectacular garden settings with a spectacular courtyard.

The Historic King George Inn and Restaurant is located on the property.

Perfect for your visiting family and friends who want to visit you for the weekend or extended vacations.

- Outdoor Rooftop Garden Patio Terraces with beautiful views of Cobourg and the water.
- Classique style interior doors and other elegant finishings.
- Sliding double doors to outside balcony/terrace where applicable.
- Deadbolt lock and viewer on entry doors.
- Spacious Utility Rooms.
- Garages and guest parking.
- Suites built with individual HVAC for snowbird control & COVID protection.

Rich Classic Kitchens & Bathrooms

- Luxury kitchen cabinets and countertops.
- Stainless steel appliances and fireplace.
- Deluxe kitchen finishes, including stainless steel double sink and single lever faucet.
- Kitchen flooring: Choice of ceramic tiles from builders samples.
- Luxury vanity cabinets in bathrooms with countertop & matching mirror, as per plans.
- Luxurious tubs as per plan with shower fixtures and/or walk-in showers in every Suite.
- Main bathroom shower with safety temperature controlled pressure balance faucets as per plan.
- En-Suite bathroom shower and safety temperature controlled pressure balance valve in showers and baths, as per plan.

History & Heritage Meets Modern Living

Classic Wall & Ceiling Finishes

- All main living areas, bathrooms and kitchen finished with off-white latex paint, pre-reserved units have a choice of colours.
- Luxury baseboards and trim throughout.
- All trim and doors to be painted with satin off-white latex paint.
- Smooth finished ceilings throughout each suite.

Advanced Standard Suite Amenities

- Individual electrical service panel with automatic circuit breakers discreetly situated.
- Electrically Wired for ceiling lights or ceiling Fans in all rooms.
- White wall switches and outlets.
- Cable TV outlets in living room, master bedroom, second bedroom or den.
- Telephone outlets in living room, master bedroom, second bedroom or den.
- Contemporary lighting fixtures in hallway, kitchen and bathroom, where applicable.
- Rooftop Patios

Traditional Classic Or Modern Floorings

- Choice of 12"x12" ceramic tiles in the foyer, kitchen and bathrooms.
- Quality laminated Hardwood or plush 40 oz carpeting in the living room, dining room, hallway. Carpeting standard in bedrooms, which can be upgraded if required to Hardwood.
- Hardwood flooring and 50oz broadloom as standard.

Modern Efficient Kitchen Designs



Luxurious Washroom Designs



Elegant Bedrooms



Large Living/ Dining Areas



More Quality Condo's of Distinction



Please visit our website for the latest information. Special viewing by appointment

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Telephone 905-372-2344 or 905-207-7243

or email us at info@Phoenixgenesis.ca



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