



MLS® #: 556878	Major Area: OC
Price: \$229,900	District: IN
Status: Active	Sub-Dist: INN
	Prop Is: For Sale Only
Legal Descr.: PL 279 3B & PT OF 2B BLK 43 INGERSOLL	
Address: 58 CHARLES ST E	
City: INGERSOLL, N5C 1J7	
Sd/Rd: South	
Near: MILL	
Nearest Town: N/A	
Prop. Size: 70 X 100	Zoning: RES
Acreage: Less Than 1 Acre	Taxes: \$3100 (2014)
Possession: 60 FLEX	

Internet Remarks Arts & Crafts spacious 2 storey (Built in 1912) situated on private lot with oasis like courtyard with covered patio, bbq & hot tub off main floor. Unique character & charm plus updates. Definitely for the buyer who does not want same old, same old. Lots of lovely wood accents & wood floors. Formal living & dining rooms plus main floor family room! Newer large kitchen with ample cupboard space. Newer 3 piece bath & laundry room on main! 3 spacious bedrooms & a front & rear sunroom on 2nd floor which would make a good in home office or play room. Bath upstairs is also newer. Wiring, windows & heating updated & serviced. Home Inspection Available.

Directions

Type: Residential	Heating / AC: Energy Efficient, Forced Air, Central Air	Water: Municipal
Type of Dwelling: 1 3/4 Storey	Fuel: Gas	Sewer: Sewer
Parking: Sngl Garage Att, Inside Entry, Double Drive	Flooring: Hardwood, Ceramic, Softwood	Indoor Features: Dishwasher, Water Heater, Water Softener
Exterior: Brick, Wood Siding	Fireplace 1: Natural Wood Fuel	Site Influences: Treed Lot, Landscaped, Fence, Patio(S), Shopping Nearby
Foundation:	Fireplace 2:	Outdoor Features: Barbecue
Basement: Part	Rental Equipm.:	
Basement Dev: Unfinished		
# of Rooms: 11	Ensuite: No	Handicap: No
Bedrooms: 3	Age: OL	Solicit Seller: No
Bathrooms: 2 \	SPIS: No	Energy Star Cert: No
# of RI Bathrms:		Special Conditions: Y
		Add. Sale Info:

Floor	Room	Size	Floor	Room	Size
M	FO	14.0x9.0	2	BR	14.3x9.7
M	FP	15.7x13.6	2	BR	14.2x8.01
M	LR	18.0x13.2	2	SR	17.0x8.9
M	DR	17.2x8.9	2	SR	10.11x6.6
M	KI	25.0x9.0	L	ST	
M	LA	8.5x7.9	M	B3	
2	MB	12.4x11.0	2	B4	

Improvements: **0**

Listing Office: **SUTTON GROUP PREFERRED REALTY INC.(1), BROKERAGE, INDEPENDENTLY OWNED AND OPERATED**



Compliments of: **JOYCE BYRNE, Broker: 519-471-8888**
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SUTTON GROUP PREFERRED REALTY
 Company Name: **INC.(1), BROKERAGE, INDEPENDENTLY OWNED AND OPERATED: 519-438-2222**

