



## 37 CHARLES STREET

NEW EDINBURGH

Welcome to this well presented Classical Revival Vernacular residence. History is important; this home dates back to 1863 with renovations done in the 1970's and more recently in 2003. Major renovations brought the home into the 21st century. Large principal rooms, kitchen open to a large family room, hidden loft, and a third floor master retreat all provide tremendous opportunities for this homes next chapter. With a private yard, a double car garage and walking distance to the best of New Edinburgh.

\$1,200,000

**MLS: 1154221**

Property Type:  
Semi-Detached,  
3 Storey

Bedrooms: 4

Bathrooms: 3

**MARLAND TEAM** | **613.238.2801** | **robmarland.com**

ROB MARLAND - SALES REPRESENTATIVE

*The information in this document is believed to be accurate but is not warranted*

**ROYAL LEPAGE**  
**Performance Realty**  
Brokerage, Independently Owned and Operated

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## NEW EDINBURGH



ROOMS	LEVELS	DIMENSIONS
Foyer	Main	10'7" x 6'9"
Living Room	Main	13'10" x 16'1"
Dining Room	Main	14'5" x 12'10"
Kitchen	Main	21'2" x 13'4"
Family Room	Main	22'1" x 13'1"
Bathroom	Main	2 Piece
Bedroom	Second	11'7" x 9'6"
Bedroom	Second	12'1" x 8'5"
Bedroom	Second	14'2" x 11'9"
Bathroom	Second	3 Piece with Laundry
Office	Second	17'10" x 8'1"
Master Bedroom	Third	20'1" x 18'8"
Ensuite	Third	3 piece
Walk In Closet	Third	13'7" x 8'5"
Storage	Basement	5'7" x 18'4"

### INFORMATION:

- Closing Date: TBD
- Lot Size: : 31.99 ft x 138 ft
- 2019 Interim Property Tax Amount: \$5267.51

### HIGHLIGHTS:

- Location!
- Principal Retreat

### INCLUSIONS:

- Dishwasher
- Washer
- Dryer
- Refrigerator
- Stove

### RENTAL ITEMS:

- Hot Water Tank



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TOP 1% FOR ROYAL  
LEPAGE IN CANADA\*

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