130 Charles Street
Milton

Lynn OLES
BROKER

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FEATURES OF THIS HOME

MAIN LEVEL

Front Entrance
- Stone pathway
- Freshly painted wrap around porch with new carpet
- Antique oak bevelled glass door
- Spacious foyer
- Hardwood floor
- Original carved oak staircase
- Stained glass window

Living Room
- Hardwood floor
- Picture window with bevelled glass transom
- Ceiling medallion

Family Room
- Hardwood floor
- Bay window
- Gas fireplace with original carved wood surround & Delft blue tiles
- Etched glass French Door

Dining Room
- Hardwood floor
- Ceiling medallion

Kitchen
- Exposed beams
- Carrara marble countertop
- Ceramic backsplash
- Built-in microwave shelf
- Pantry
- Walk-out to yard

2 Piece Powder Room
- Vintage pedestal vanity
- Wainscoting

2nd LEVEL

2nd Bedroom
- Bay window
- Hardwood floor
- Closet
- Chair rail

3rd Bedroom
- Original pine floor
- Large window
- Insulated & drywalled

4th Bedroom
- Wood floor
- Closet
- Insulated & drywalled

5th Bedroom
- Laminate floor
- Crown moulding
- Closet

Laundry
- Wall to wall Cabinets
- Butcher block counter with stainless steel sink
- Repainted and new floor tiles 2017

5 Piece Bathroom
- Double sink vanity with Carrara marble counter
- Freestanding claw foot tub
- Corner walk-in shower
- Victoria style toilet
- Wainscoting
- Pocket door

3rd LEVEL

Master Bedroom
- Wood ceiling & walls painted white
- Original pine floor
- Sky light
- Ceiling fan
- Large window with arched transom
- Built-in cabinets
- Closet

3 Piece Ensuite
- Pine floor
- Corner walk-in shower
- Additional closet space

EXTERIOR/EXTRAS
- 10 ft. ceilings on main level
- Original trim and baseboards in most rooms
- Edwardian servants stairs to kitchen
- Additional 3 pc bathroom in basement.
- Central vac
- Front, side & back walk-outs
- Bricks steam cleaned – 2014
- Roof shingles – 2016
- Most windows – 2016
- Double lot (1/3 acre)
- Parking for 7 with turnaround and interlock edging
- Workshop with hydro + storage shed
- Reno'd back porch – 2017
- Newer electrical & plumbing
- Walk to downtown shops & restaurants, schools and Milton Mall.

Note: The information contained herein has been provided by the home owner and is to be verified by the Buyer.

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SCHOOLS

Public School System		Catholic School System	
English			
JK-GR5	J.M. Denyes	JK-GR08	Holy Rosary CES
GR6-GR8	W.I. Dick Middle	GR09-GR12	Bishop P.F. Reding CES
GR9-GR12	Milton District		
French Immersion			
GR2-GR6	Martin Street	GR1-GR3	St. Benedict CES
GR7-GR8	W.I. Dick Middle	GR4-GR8	St. Peter CES
GR9-GR12	Milton District	GR9-GR12	Bishop P.F. Reding CES

Information regarding busing can be obtained at https://geoquery.haltonbus.ca/

School boundary information can be confirmed at www.hcdsb.org/Schools/SchoolFinder

And www.hdsb.ca/schools/Pages/Find-My-Local-School.aspx#

MY TEAM – WE ARE RESULTS!

Lynn Oles
Broker

The L & L Real Estate Team is a ***Unique Partnership*** between Lisa Hartsink, Broker and myself.

- Together we bring over 30 plus years of Business Knowledge, Administrative and Customer Service Experience.
- A High level of Technical Skills and Real Estate Knowledge.
- A Strong proponent of Ethics, Hard Work and a belief that the customer's needs and wants always come first.
- Our "team" extends to our professional relationships, providing access to the best financing rates and packages as well as Staging and Photography experts, Home Inspectors, Septic and Well experts, Lawyers and other preferred suppliers who will be available to assist you when you need them.

Our exceptional level of customer service and genuine concern for our clients, along with our excellent results, truly separates us from everyone else.

Lisa Hartsink
Broker

Michael Oles
Sales Rep.

Chris Thompson
Customer Care

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