12 CHARLES STREET, Middlesex Centre (Poplar Hill)

Ontario, N0M2A0

744,000

For Sale / #X14098140



Bedroom(s): 3

Bathroom(s): 2

Lot Dimensions: 88 x 165 FT

Description

Welcome to 12 Charles Street, Poplar Hill! An exceptional opportunity to enjoy small-community living on a beautifully landscaped 0.33-acre lot in this highly sought-after location. Offering the perfect blend of space, comfort and convenience, this charming two-storey home (2369 sq. ft. finished area and 9\' ceilings on main floor) features fresh paint and new flooring throughout in 2026, creating a fresh, modern aesthetic.The spacious main floor offers an inviting layout with separate living and family rooms, plus a dedicated dining room, providing plenty of space for everyday living and entertaining. The updated kitchen features quartz countertops and two pantries, offering both style and practical storage. A convenient 3-piece bathroom on the main floor adds flexibility for those considering downsizing or the convenience of main-floor living. Upstairs, you\'ll find three generously sized bedrooms and the added convenience of second-floor laundry. Outdoor enjoyment comes naturally with a lovely deck featuring an electric awning, attractive landscaping and plenty of room to relax or entertain. The attached 1.5 bay garage, built in 2015, features an additional rear garage door providing convenient access to the backyard. A concrete driveway offers parking for multiple vehicles. Additional features include a kitchen remodel in 2016, roof replacement,, vinyl windows, furnace and central air conditioning installed in 2011, rough-in for central vacuum, and ample storage. The property is serviced by a private well with UV water treatment and a septic system. The water softener is owned. Enjoy the appeal of a family-oriented community close to everyday amenities, the Coldstream Conservation Area and the desirable Valleyview Public School attendance area. High Speed Internet. Whether you\'re looking for room for your growing family or the flexibility to simplify your lifestyle, this property offers a wonderful opportunity to make yourself at home in Poplar Hill! (id:6772)

Features

Area	Middlesex Centre (Poplar Hill)	**Sewer**	Septic System
Province	Ontario	**Style**	Detached
Country	Canada	**Stories**	2
Ownership Type	Freehold	**Acreage**	false
Property Type	Single Family	**A/C**	Central air conditioning
Building Type	House	**Total Parking**	5
Age	51 to 99 years	**Parking**	Attached Garage,Garage,
Lot Dimensions	88 x 165 FT	**Amenities Near By**	Park, Place of Worship, Schools
Heating	Natural gas		

Room Details

Second level	Bedroom 3	3.35 m x 3.23 m
Second level	Primary Bedroom	4.5 m x 4.22 m
Second level	Bedroom 2	5.41 m x 3.91 m
Lower level	Family room	5.69 m x 4.5 m
Lower level	Utility room	9.12 m x 2.29 m
Main level	Living room	5.03 m x 3.35 m
Main level	Kitchen	4.52 m x 4.06 m
Main level	Dining room	4.34 m x 3.15 m
Main level	Family room	7.57 m x 4.5 m
Main level	Sitting room	3.79 m x 3 m
Main level	Foyer	2.06 m x 1.8 m
Main level	Mud room	3.35 m x 1.12 m
Main level	Pantry	1.63 m x 1.5 m