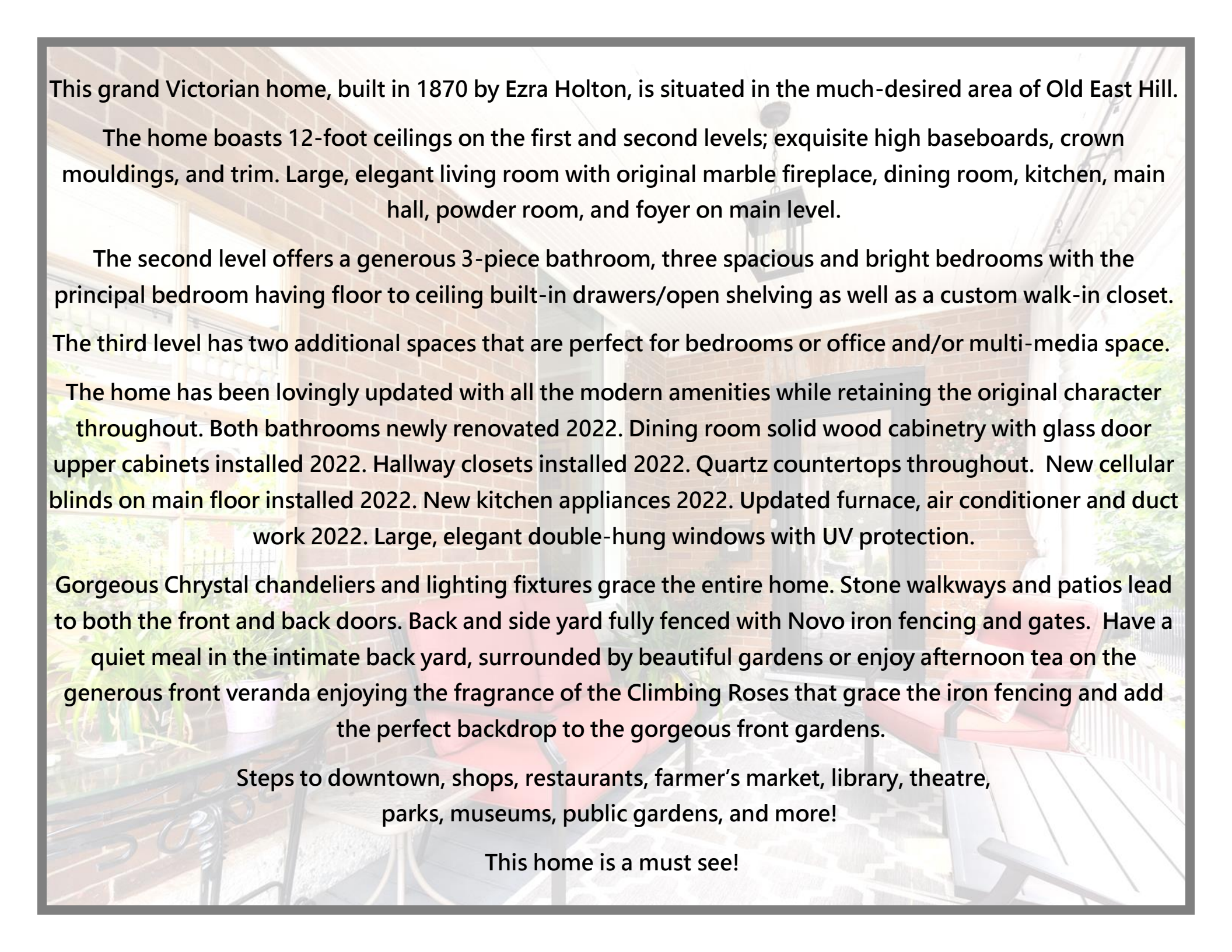


219 Charles Street, circa 1870

Old East Hill – Belleville, Ontario





This grand Victorian home, built in 1870 by Ezra Holton, is situated in the much-desired area of Old East Hill.

The home boasts 12-foot ceilings on the first and second levels; exquisite high baseboards, crown mouldings, and trim. Large, elegant living room with original marble fireplace, dining room, kitchen, main hall, powder room, and foyer on main level.

The second level offers a generous 3-piece bathroom, three spacious and bright bedrooms with the principal bedroom having floor to ceiling built-in drawers/open shelving as well as a custom walk-in closet.

The third level has two additional spaces that are perfect for bedrooms or office and/or multi-media space.

The home has been lovingly updated with all the modern amenities while retaining the original character throughout. Both bathrooms newly renovated 2022. Dining room solid wood cabinetry with glass door upper cabinets installed 2022. Hallway closets installed 2022. Quartz countertops throughout. New cellular blinds on main floor installed 2022. New kitchen appliances 2022. Updated furnace, air conditioner and duct work 2022. Large, elegant double-hung windows with UV protection.

Gorgeous Chrystal chandeliers and lighting fixtures grace the entire home. Stone walkways and patios lead to both the front and back doors. Back and side yard fully fenced with Novo iron fencing and gates. Have a quiet meal in the intimate back yard, surrounded by beautiful gardens or enjoy afternoon tea on the generous front veranda enjoying the fragrance of the Climbing Roses that grace the iron fencing and add the perfect backdrop to the gorgeous front gardens.

Steps to downtown, shops, restaurants, farmer's market, library, theatre, parks, museums, public gardens, and more!

This home is a must see!

Offering Price: \$759,900.

Taxes: \$3,685.12 (2023).

Legal Description:

PT LT 2 PL 136 THURLOW AS IN QR614300; S/T & T/W QR614300; BELLEVILLE;
COUNTY OF HASTINGS.

INCLUSIONS:

All electrical light fixtures, all window coverings, LG washer, LG dryer, Frigidaire Professional All-Refrigerator, KitchenAid Low Profile microwave, KitchenAid double oven range, KitchenAid dishwasher, reverse osmosis in kitchen, garden shed, 8' x 10' black carpet in basement, third level items: sectional sofa with two matching chairs, glass-topped coffee table, electric fireplace, Danby bar refrigerator.

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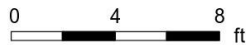
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219 Charles St, Belleville, ON

Main Floor Exterior Area 1057.74 sq ft
Interior Area 941.62 sq ft



PREPARED: 2023/06/07



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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219 Charles St, Belleville, ON

2nd Floor Exterior Area 935.72 sq ft
Interior Area 838.17 sq ft
Excluded Area 4.50 sq ft



PREPARED: 2023/06/07



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219 Charles St, Belleville, ON

3rd Floor Exterior Area 495.01 sq ft
Interior Area 411.53 sq ft
Excluded Area 93.73 sq ft



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PREPARED: 2023/06/07

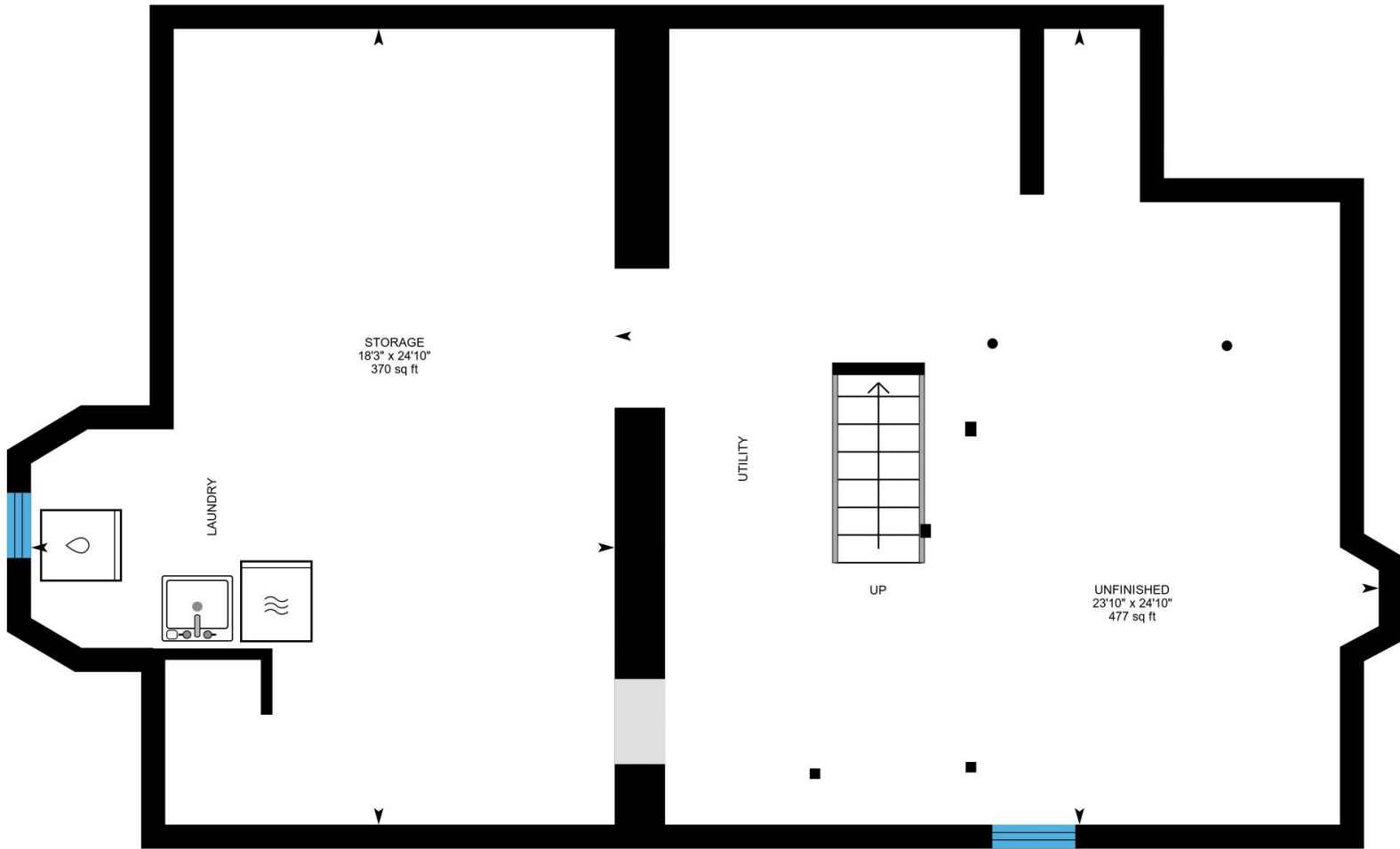


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219 Charles St, Belleville, ON

Basement (Below Grade) Exterior Area 100.85 sq ft
Excluded Area 903.99 sq ft



PREPARED: 2023/06/07



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