

120 CHARLES STREET E

kt

KORMENDYTROTT.COM





A photograph of a kitchen interior. In the foreground, a white countertop sits on a dark grey cabinet. A white stool with black legs is positioned in front of the counter. In the background, a stainless steel refrigerator is visible under white cabinets. To the left, a white door is set into a light grey wall. On the wall, there is a white light switch plate with three switches and a black door handle. The floor is made of light-colored wood.


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 **5 BEDROOMS**

 **2.5 BATHS**

 **2,137 SQ.FT**

 **3 PARKING**





A photograph of the front porch of a house. The porch has a green door with a wreath, a stone wall, and wooden railings. The address number '120' is visible on the wall. There are concrete steps leading up to the porch, and a small garden area with plants and mulch in front. A hanging basket with flowers is on the porch.

welcome home

Welcome to 120 Charles Street E, a spacious 5-bedroom, 2.5-bathroom home thoughtfully designed for family living. The bright and inviting main floor features a functional layout where the kitchen flows seamlessly into the dining and living areas, creating a comfortable space for both everyday life and entertaining. A main-floor bedroom with its own walk-in closet and ensuite offers exceptional flexibility as an in-law suite, guest retreat, or kids' playroom and media space. With the property's C1 Commercial zoning, this space also presents exciting potential for a home-based business or office space.

Upstairs, you'll find four generously sized bedrooms, including a well-appointed primary suite, along with the convenience of second-floor laundry. The large partially finished basement includes a 4-piece bathroom ready for completion, abundant storage, and excellent potential for recreation or future customization.

Located in the heart of Arthur beside the public library and within walking distance to the charming downtown core, this property offers the perfect blend of small-town charm and flexibility. With generous living space and a functional layout, this home is ideal for growing families. It also allows for a variety of commercial uses, offering a rare opportunity to live and work in one place. Small-town living meets endless potential in this thriving community.

**CONTACT THE KORMENDY TROTT TEAM
TODAY FOR MORE INFORMATION:**

1 (800) 617-0090 | info@kormendytrott.com

“THE
KITCHEN
IS THE
HEART
OF THE
HOME”





main floor







second level







OUTSIDE

- Brick and vinyl siding exterior
- Covered front porch
- Side entrance with raised deck
- Fully fenced backyard
- Wooden deck and concrete paver patio
- Storage shed
- Flower garden with decorative stone details

GROUND FLOOR

- Side entrance door with decorative glass insert and keyless entry system
- Foyer with 12" x 12" tile flooring, dual sliding closet doors, and storage closet with wire shelving
- Laminate staircase to second floor
- 8-foot ceilings
- **Powder room:**
 - 12" x 12" tile flooring
 - White vanity with storage
 - One-piece integrated sink and countertop
 - Casement window

KITCHEN HIGHLIGHTS

- 8" Laminate flooring
- **Stainless steel appliances:**
 - GE® - Stainless steel bottom-freezer refrigerator
 - Samsung® - Stainless steel slide-in gas range (2018)
 - Samsung® - Stainless steel built-in dishwasher (2026)
- Off-white upper cabinets, dark charcoal lower cabinets with satin nickel pulls
- Laminate counter-top
- Partial under-cabinet lighting
- 4'1.5" foot island with counter-height overhang
- Stainless steel dual basin drop-in sink
- Polished chrome kitchen faucet with pull-out spray head
- 8" laminate flooring
- Marble-look subway backsplash
- 4" crown moulding above cabinetry

whats

LIVING ROOM

- Front entrance swinging door with decorative half-glass insert
- Three-lite window with one operable casement panel
- 8" laminate flooring

MAIN FLOOR BEDROOM

- 8" Laminate flooring
- Double French doors to backyard with screen
- Walk-in closet with wire shelving
- Upgraded light fixture
- **4-piece ensuite:**
 - 12" x 12" tile flooring
 - White vanity with drawers
 - LED illuminated mirror
 - One-piece integrated sink and countertop with linear mosaic backsplash
 - Corner jetted tub with linear mosaic surround
 - Two-lite window with one operable casement panel
 - Pre-fabricated shower unit with curtain rod

SECOND FLOOR

- 4 bedrooms | 1 full bathroom
- 7.5" laminate flooring
- 8-foot ceilings with upgraded lighting fixtures
- Linen closet
- **Primary bedroom:**
 - Three double-hung windows
 - Double wide closet with bi-fold doors
 - Upgraded lighting fixture
- **Bedroom 2:**
 - Two double-hung windows
 - Double-wide closet with bi-fold doors
 - Upgraded lighting fixture
- **Bedroom 3:**
 - One double-hung window
 - Double-wide closet with bi-fold doors
 - Upgraded lighting fixture
- **Bedroom 4 (Office space):**
 - Two double-hung windows with horizontal blinds
 - Double-wide closet with bi-fold doors
 - Upgraded lighting fixture
- **Main bathroom:**
 - 12"x12" tiled flooring
 - One double-hung window with horizontal blinds
 - Prefabricated tub/shower combo with curtain rod
 - White vanity with drawers
 - One-piece integrated sink and countertop with herringbone backsplash
 - Upgraded lighting fixtures
- **Laundry room:**
 - 12"x12" tiled flooring
 - GE® top-load washer and front-load dryer (2023)
 - Wire shelving

BASEMENT

- Partially finished
- Pot lights
- Cabinets and wall-mounted shelving in storage and utility rooms
- **Partially finished 4-piece bathroom:**
 - 12" x 12" tile flooring
 - Drop ceiling
 - Double vanity with storage cabinets, laminate countertop, and top-mount sinks
 - Pre-fabricated shower unit (not fully plumbed)

MISCELLANEOUS

- Interior painting in select areas (2026)
- Carrier® Furnace (2025)
- John Wood® water heater - Owned (2025)
- Carrier® Air conditioner - (2025)
- Venmar® HRV (2024)
- Rainfresh® Water filtration system
- Ecobee® Thermostat (2025)
- Roof, excluding section above porch (2022)
- Partial eaves and downspouts replacement (2022)
- Windows (2006)
- Qolsys® IQ Panel Security system (2 motion sensors, 3 door contacts, side and rear video cameras)
- Front and rear sump pumps

specifications

TYPE	Detached	DRIVEWAY PARKING	3
LEVELS	2	GARAGE PARKING	0
YEAR BUILT	2006	ZONING	C1 Commercial
SQUARE FEET	2,137	FRONT EXPOSURE	North West
BEDROOMS	5	LOT	
BATHROOMS		Frontage	35.74FT
4 piece	1	Depth	107.90FT
3 piece	1	2025 PROPERTY TAXES	\$2,764.83
2 piece	1	HEAT SOURCE	Forced air, Gas
LAUNDRY	Upper	EST. RENTAL INCOME	\$3,000

*Room sizes, year built, lot dimensions, taxes and all other specifications are approximate. Square footage source: Floorplan. Buyers and/or their agent are responsible for determining exact figures

neighbourhood

2025 Population Estimate: 3600 residents

Median Age (2021 Census): 37.6 years old

Avg. Household Income (2021 Census): \$96,800

- Located in the Township of Wellington North, Arthur has been steadily growing with new residential developments, attracting young families and professionals.
- The scenic Conestogo River winds through Arthur, adding to the town's natural beauty and small-town charm.

WELCOME TO ARTHUR!

Arthur, Ontario offers a charming small-town lifestyle rooted in comfort, space, and natural beauty. Located within the Township of Wellington North, Arthur provides a peaceful setting while still being within reasonable commuting distance to nearby urban centres – approximately 45 minutes to Guelph and 35 minutes to Orangeville – making it an appealing option for those seeking a quieter pace without sacrificing accessibility.

Known as Canada's Most Patriotic Village, Arthur carries a proud history and strong sense of community that continues to shape its identity today. This designation reflects the town's remarkable contributions during World War II and remains an important part of its local heritage.

The town features local parks and nearby trails that encourage an active lifestyle, all set against a scenic rural backdrop. Its surroundings offer a sense of openness and privacy that's harder to find in more densely populated areas.

Arthur provides convenient access to everyday essentials, including local shops, dining options, and services, with additional retail and amenities available in surrounding towns. Families are often drawn to the area for its schools, safety, and the balance it offers between rural living and modern-day convenience.

Whether you're looking for more space, a slower pace, or an opportunity to be part of a growing area, Arthur delivers a well-rounded lifestyle that blends simplicity with practicality.

SCHOOLS.



ARTHUR PUBLIC (JK-8)

155 Conestoga Street N, Arthur
519-848-3793

3MIN 13MIN

WELLINGTON HEIGHTS (9-12)

405 Sligo Road E, Mount Forest
519-323-3430

23MIN

ST. JOHN CATHOLIC (JK-8)

315 Tucker Street, Arthur
519-848-2445

3MIN 14MIN

ST. JAMES CATHOLIC (9-12)

57 Victoria Road N, Guelph
519-822-4290

41MIN

French Immersion:

PALMERSTON PUBLIC (JK-8)

530 Prospect Street, Palmerston
519-343-3520

20MIN

NORWELL DISTRICT (9-12)

150 Cumberland Street, Palmerston
519-343-3107

20MIN

ÉC SAINT-RENÉ-GOUPIL (JK-6)

221 Scottsdale Drive, Guelph
519-821-7542

47MIN

ÉC PÈRE-RENÉ-DE-GALINÉE (7-12)

450 Maple Grove Road, Guelph
519-650-9444

52MIN

AMENITIES.



ARTHUR OPTIMIST PARK

- Playground, splash pad, baseball diamonds, soccer fields, picnic areas

2MIN 10MIN

ARTHUR COMMUNITY CENTRE & ARENA

- Ice rink, community hall, event spaces, minor sports programs

2MIN 8MIN

DOWNTOWN ARTHUR (GEORGE STREET)

- Local shops, cafes, pharmacy, LCBO, Foodland, library, restaurants

1MIN 3MIN

FERGUS

15MIN

ELORA

20MIN

MOUNT FOREST

20MIN

GUELPH

40MIN

ORANGEVILLE

30MIN

KITCHENER-WATERLOO

50MIN

HWY 401 (VIA GUELPH)

60MIN

GUELPH CENTRAL GO STATION

45MIN

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