



BASTIEN FERGUSON

OUTSTANDING IN OUR FIELD

Welcome to 195 Charlie's Lane

Welcome to 195 Charlie's Lane, an extraordinary Shellstar Homes 4-bedroom, 3-bathroom residence set on a beautifully oversized lot in the heart of Carp Village. From the moment you arrive, the home's refined exterior and timeless architectural details set the stage for an interior that blends elegance, comfort, and exceptional craftsmanship. Sunlight pours through large windows across the main floor, which features a formal living room with a cozy gas fireplace and a spacious dining area ideal for hosting family and friends. At the heart of the home is the oversized, double island, chef-style kitchen, elevated by a full Laurysen cabinetry package that continues seamlessly through the laundry room and every bathroom. It is complemented by abundant storage, expansive countertops, premium stainless steel appliances, and custom millwork that adds cohesion and sophistication throughout. A stylish powder room and convenient main-floor laundry complete this level with everyday practicality. Upstairs, the serene primary suite offers a generous walk-in closet and a spa-inspired five-piece ensuite. Three additional bedrooms and an open concept work area provide comfort and versatility for family, guests, or dedicated home office spaces. Step through the patio doors to a private backyard oasis perfect for barbecues, morning coffee, or evening relaxation. The lower level adds exceptional flexibility, storage, and room to grow, making the home truly move-in ready. The home has a zoned HVAC system, divided into four independent quadrants for optimized heating and cooling control. The basement and garage feature in-floor heating. Architectural plans for a 4-season rear addition are available. All of this is set within vibrant Carp, just steps from top-rated schools, a modern medical centre, rinks, tennis courts, artisan bakeries, cozy cafés, and the beloved Carp Farmers' Market, offering an unmatched blend of community charm and modern convenience.



Interior Space, Details & Chattels



- Home - 2022
- Roof - 2022
- Windows - 2022
- Furnace - 2022
- Central A/C - 2022
- Appliances - 2022

- Chattels: Fridge, Pantry Drink Fridge, Oven, Dishwasher, Microwave, Washer, Dryer, Hot Water Heater, 4 Independent Quadrant HVAC System (Heating & Cooling) All Lighting Fixtures, Bathroom Mirrors



Rental Items: None

Average Monthly Utility Costs

Natural Gas - \$250

Hydro: \$175.00

Water - \$88.00

2025 Property Taxes: \$6,772



Chef's Dream Kitchen



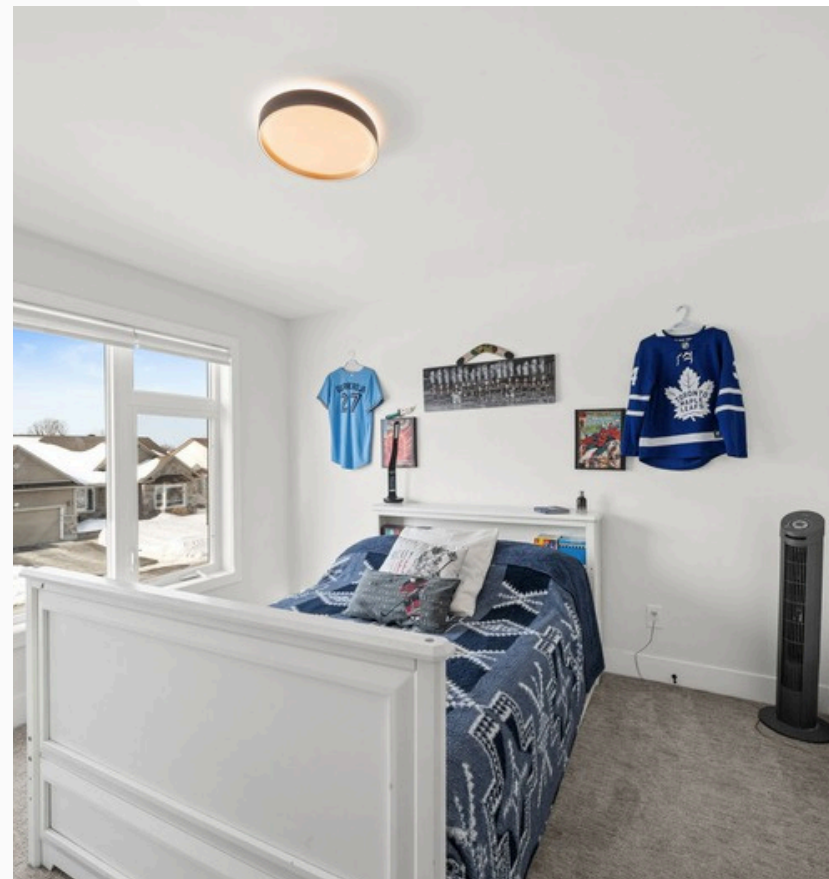
Chef's Dream Kitchen



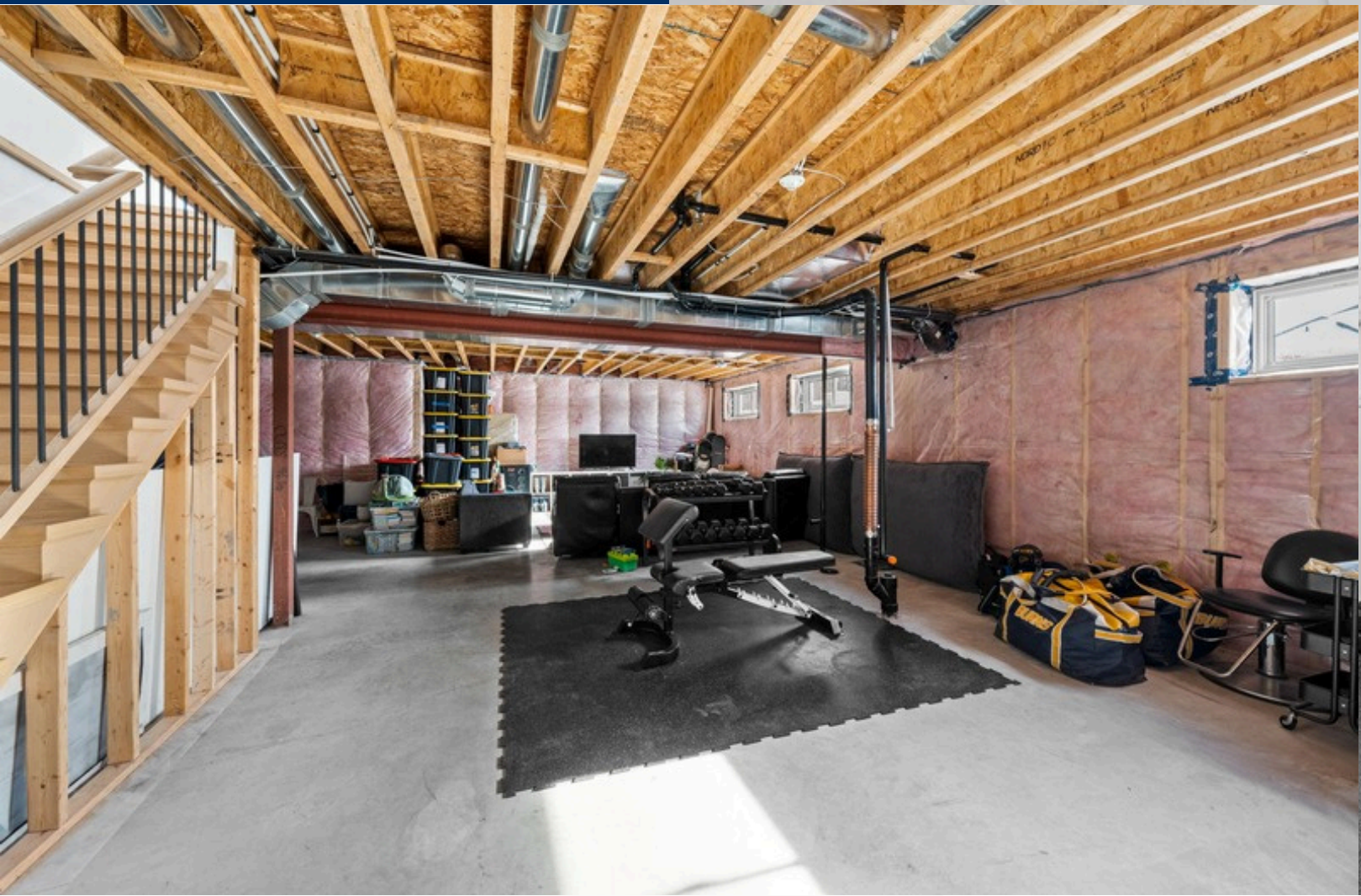
Primary Bedroom / 5-Piece Ensuite



Secondary Bedrooms



Lower Level / 4 Quadrant System



Exterior Backyard / Aerial View





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