

# \$319,000 - 16 Porter Street, Yarmouth

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MLS® #202224942

**\$319,000**

3 Bedroom, 1.50 Bathroom, 2,051 sqft

Residential on 0.13 Acres

Starrs Rd to Forest St, Yarmouth, NS

Wonderful 3 bedroom, 1.5 bathroom home filled with beautiful, unique, old world character! The 9' ceilings, hard wood floors and gorgeous staircase greet you as you enter this solid, early 1900s home. This winter you will find yourself warm and cozy in the living room, in front of the wood insert fireplace or entertaining your guests in the dining room featuring beautiful built in cabinets! The nicely renovated kitchen and powder room add a modern feel to the main level living space of this home. On the second floor, the completely renovated bathroom is sure to impress with the large tiled shower, soft closing glass doors, soaker tub and laundry! Having the washer/dryer on the same floor as the 3 bedrooms is definitely a plus! You will be pleasantly surprised to open the door in the hallway and find the staircase to the 3rd floor bonus space! The attic has been finished as a cozy functional den to relax in, with a dormer and window to let in the natural light. The basement has concrete block walls and concrete floor with lots of room for storage and a workspace. It has an exterior door leading to the private fenced in backyard and a wired 18' x 20' garage. The large covered front deck is a perfect place for rocking chairs to sit and relax in the sun or rain. This is a charming, comforting home in a quiet, quaint neighbourhood. You will love the convenience of this location where a quick 5 minute walk will take you to downtown



festivities, amenities, restaurants, shopping and coffee shops. This home is wonderfully unique from the concrete exterior to the beautiful hardwood finishings throughout. Come and see if itâ€™s for you!

Built in 1910

### Essential Information

MLS® #	202224942
Price	\$319,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,051
Acres	0.13
Year Built	1910
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	December 9th, 2022

### Community Information

Address	16 Porter Street
Area	Yarmouth
District	Town Central
Sub-District	Starrs Rd to Forest St
City	Yarmouth
County	Yarmouth
Province	NS
Postal Code	B5A 2Y6

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Single, Wired, Concrete
# of Garages	1

### Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Furnace, Hot Water, Stove
Fireplace	Yes
Fireplaces	Wood Burning
# of Stories	3
Stories	Three Or More
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

## Exterior

Lot Description	Under 0.5 Acres, Landscaped
Roof	Asphalt
Construction	Concrete
Foundation	Block

## School Information

Elementary	Yarmouth Elementary School
Middle	Maple Grove Education Centre
High	Yarmouth Consolidated Memorial High School

## Additional Information

Zoning	Res
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## Listing Details

Listing Office	Modern Realty
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