

# \$799,000 - 17 Seaward Road, Beaver River

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MLS® #202307191

**\$799,000**

2 Bedroom, 2.50 Bathroom, 1,978 sqft

Residential on 0.30 Acres

Beaver River, Beaver River, NS

This is a one of a kind home build by local craftsman Kevin Crosby. This energy efficient home (heated by Electric Thermal Storage) offers spacious 9 ft ceilings open concept kitchen and living areas to those who like lots of room. For those of you who like to cook this spacious kitchen is great for entertaining. You cook while your guest cozy up to the nook and watch the goings on in the kitchen or keep the cook/s entertained. Enjoy some quiet time in the well landscaped courtyard where you can hear the waves crashing on the shore or watch the fishing boats from your front decks while the fishermen are hard at work in your front yard. The sunsets from here are simply breathtaking. The loft has so much to offer the work from home individual, the artist who just needs to let those creative vibes flow or maybe it's yoga or some other escape. Rest assured you can find it here and the view of the ocean from this space is simply magnificent. Enjoy a 5 minute walk and you're strolling on one of the most beautiful beaches here in Yarmouth county not to mention the opportunity of catching the most stunning sunsets every night of the week. Features some glass block windows, most appliances are under 3 years old, 400 amp service, quartz counter top in kitchen, double oven, Garden doors, maple steps on the showcase winding stairs, glass windbreaker on upper balcony, drilled well, and so much more! Option to purchase purchase more land! High speed internet work great here!



Built in 2009

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202307191               |
| Price          | \$799,000               |
| Bedrooms       | 2                       |
| Bathrooms      | 2.50                    |
| Full Baths     | 2                       |
| Half Baths     | 1                       |
| Square Footage | 1,978                   |
| Acres          | 0.30                    |
| Year Built     | 2009                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Contemporary            |
| Status         | Closed                  |
| Date Sold      | August 31st, 2023       |

## Community Information

|              |                 |
|--------------|-----------------|
| Address      | 17 Seaward Road |
| Area         | Yarmouth        |
| District     | County Hwy 1    |
| Sub-District | Beaver River    |
| City         | Beaver River    |
| County       | Yarmouth        |
| Province     | NS              |
| Postal Code  | B5A 5S1         |

## Amenities

|                |  |
|----------------|--|
| Utilities      | Electric, Cable Connected, Electricity Connected, Phone Connected        |
| Parking Spaces | 1  |
| Parking        | Detached, Single, Heated Garage, Wired, Other, Gravel, Parking Spaces(s) |
| # of Garages   | 1  |
| View           | Ocean  |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Ensuite Bath, High Speed Internet                                |
| Appliances        | Electric Range, Dishwasher, Washer/Dryer, Garburator, Microwave, |

|            |                                     |
|------------|-------------------------------------|
|            | Refrigerator, Water Softener        |
| Heating    | Electric, Ductless, In Floor, Stove |
| Fireplace  | Yes                                 |
| Fireplaces | Wood Burning Stove                  |
| Basement   | None                                |

## Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Balcony                              |
| Lot Description   | Under 0.5 Acres, Cleared, Landscaped |
| Roof              | Asphalt                              |
| Construction      | Shingle Siding                       |
| Foundation        | Slab                                 |

## School Information

|            |  |
|------------|--|
| Elementary | Port Maitland Consolidated Elementary School |
| Middle     | Maple Grove Education Centre                 |
| High       | Yarmouth Consolidated Memorial High School   |

## Additional Information

|        |             |
|--------|-------------|
| Zoning | Residential |
|--------|-------------|

## Listing Details

|                |                                     |
|----------------|-------------------------------------|
| Listing Office | RE/MAX Banner Real Estate(Yarmouth) |
|----------------|-------------------------------------|

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Listing information last updated on October 12th, 2025 at 2:47pm ADT