

# \$259,500 - 59 Brunswick Street, Yarmouth

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MLS® #202312827

## \$259,500

2 Bedroom, 1.50 Bathroom, 1,867 sqft

Residential on 0.44 Acres

Starrs Rd to Forest St, Yarmouth, NS

Great location! Conveniently located near Starrs Road, This two-bedroom, two-bathroom family home has been well cared for over the years. There is a large back yard which is private from the street with a back deck for you to sit and watch your children or pets play. The yard would be straightforward to fence in if you wish to do so. Inside you will find a spacious living / dining area with attached galley-style kitchen with a walk out to the back deck. There are two bedrooms and a full bathroom on this main level. The bedrooms have closets with lots of storage space. There are large windows and doors letting in lots of natural light. There is a heat pump on the main level which provides a lot of heating and cooling.

Downstairs in the basement you will find a lot of flexible recreation / storage space and there is potential here to add more bedrooms, etc.

There is two-piece washroom in the basement which previously had a stand-up shower and another could be installed here. The basement wood stove helps to heat the house and would keep the basement area especially comfortable during the cold winter months.

The attached garage is easy to use with an overhead door leaving plenty of room to park while also leaving room for a workshop, lawn mowers, bikes, etc. Walkable to shopping, schools and Beacon Park Playground, this is a very convenient location. This may be the type of home you have been looking for. Call today to book an appointment to view!



Built in 1988

Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202312827               |
| Price          | \$259,500               |
| Bedrooms       | 2                       |
| Bathrooms      | 1.50                    |
| Full Baths     | 1                       |
| Half Baths     | 1                       |
| Square Footage | 1,867                   |
| Acres          | 0.44                    |
| Year Built     | 1988                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Bungalow                |
| Status         | Closed                  |
| Date Sold      | December 15th, 2023     |

Community Information

|              |                        |
|--------------|------------------------|
| Address      | 59 Brunswick Street    |
| Area         | Yarmouth               |
| District     | Town Central           |
| Sub-District | Starrs Rd to Forest St |
| City         | Yarmouth               |
| County       | Yarmouth               |
| Province     | NS                     |
| Postal Code  | B5A 2G3                |

Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Utilities      | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 1                                                                 |
| Parking        | Attached, Single, Wired                                           |
| # of Garages   | 1                                                                 |

Interior

|                   |                            |
|-------------------|----------------------------|
| Interior Features | High Speed Internet        |
| Heating           | Baseboard, Ductless, Stove |
| # of Stories      | 1                          |
| Stories           | One                        |

|              |                    |
|--------------|--------------------|
| Has Basement | Yes                |
| Basement     | Partially Finished |

**Exterior**

|                 |                     |
|-----------------|---------------------|
| Lot Description | Under 0.5 Acres     |
| Roof            | Asphalt             |
| Construction    | Brick, Vinyl Siding |
| Foundation      | Concrete Perimeter  |

**Additional Information**

|        |     |
|--------|-----|
| Zoning | RES |
|--------|-----|

**Listing Details**

|                |                                            |
|----------------|--------------------------------------------|
| Listing Office | Viewpoint Realty Services Inc. (Shelburne) |
|----------------|--------------------------------------------|

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