

\$299,000 - 71 Brunswick Street, Yarmouth

MLS® #202402185

\$299,000

4 Bedroom, 1.50 Bathroom, 1,556 sqft

Residential on 0.16 Acres

Starrs Rd to Forest St, Yarmouth, NS

Welcome to 71 Brunswick Street Yarmouth, a 4-bedroom, 1.5-bathroom gem nestled in the heart of Yarmouth, Nova Scotia. This property seamlessly blends timeless charm with modern convenience. From the moment you step inside, you'll be captivated by the warm and inviting ambiance. The main level boasts spacious living areas and flows very nicely from room to room. The kitchen is a culinary enthusiast's dream, featuring modern appliances, ample counter space, and abundant cabinetry to fulfill all your culinary desires. Whether it's a quick breakfast or an elaborate feast, this kitchen is well-equipped to meet your needs. The main level also features a large dining room, spacious living room, den, main floor laundry space and a half bath. On the second level you will find the primary bedroom, 3 additional bedrooms, full bath with jet tub and storage. The home is heated by a forced air furnace plus there are two heat pumps to assist with heating and cooling. One of the property's standout features is the large back deck, a perfect spot to savor the coastal air, host delightful summer barbecues, or simply unwind in your own private space. The spacious backyard offers ample room for all outdoor activities. Location is paramount, and 71 Brunswick Street excels in this regard. Nestled within the Yarmouth Elementary School district, it's an excellent choice for families. Being situated in the heart of downtown Yarmouth ensures easy access to shopping, dining, and all the amenities that



this charming town has to offer, all within walking distance. Don't miss this exceptional opportunity to make 71 Brunswick Street your coastal sanctuary. With its central location, inviting interior, and outdoor amenities, it embodies the essence of Maritime living. Schedule a viewing today to immerse yourself in the charm and comfort of this remarkable home. Embrace the unique lifestyle of Yarmouth living, where coastal serenity meets modern convenience!

Essential Information

MLS® #	202402185
Price	\$299,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,556
Acres	0.16
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	April 1st, 2024

Community Information

Address	71 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
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Parking	Gravel
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Interior

Interior Features	High Speed Internet
Heating	Forced Air, Furnace, Ductless
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Stone

School Information

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

Additional Information

Zoning	Residential
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Listing Details

Listing Office	Engel & Volkers (Yarmouth)
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