

# \$119,900 - 308 Gray Road, East Kemptville

MLS® #202417501

**\$119,900**

3 Bedroom, 1.00 Bathroom, 1,550 sqft

Residential on 4.35 Acres



East Kemptville, East Kemptville, NS

Welcome to 308 Gray Road, East Kemptville! This charming three-bedroom, one-bath home is a perfect blend of comfort and tranquility. Located on a quiet country road, it offers a peaceful retreat from the hustle and bustle of city life. The spacious kitchen is ideal for family gatherings and offers ample counter and storage space. The home is situated on a generous 4.35-acre lot, providing endless opportunities for outdoor activities, gardening, and enjoying nature. The expansive land is perfect for creating your dream garden, setting up recreational areas, or simply relaxing in the serenity of the countryside. There is a large barn and storage shed in place as well. Affordability meets country charm in this unique property. The quiet surroundings and expansive lot make it an ideal place for families, retirees, or anyone seeking a peaceful lifestyle. With its spacious interior and vast outdoor space, this home offers the best of both worlds—modern living in a serene rural setting. Don't miss this opportunity to own a piece of countryside paradise at 308 Gray Road. Schedule a viewing today and discover the potential this affordable property holds!

## Essential Information

MLS® #	202417501
Price	\$119,900
Bedrooms	3

Bathrooms	1.00
Full Baths	1
Square Footage	1,550
Acres	4.35
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 28th, 2024

### Community Information

Address	308 Gray Road
Area	Yarmouth
District	Hwy 203 East
Sub-District	East Kemptville
City	East Kemptville
County	Yarmouth
Province	NS
Postal Code	B5A 5P2

### Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking	Dirt

### Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Refrigerator
Heating	Baseboard, Forced Air, Furnace
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Lot Description	3 to 9.99 Acres, Partially Cleared, Partial Landscaped
Roof	Asphalt
Construction	Wood Siding
Foundation	Stone

### School Information

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

### **Additional Information**

Zoning	Residential/Resource
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### **Listing Details**

Listing Office	Engel & Volkers (Yarmouth)
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