

# \$299,000 - 837 North Ohio Road, Brenton

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MLS® #202427384

**\$299,000**

3 Bedroom, 1.00 Bathroom, 1,617 sqft

Residential on 1.00 Acres

Brenton, Brenton, NS

Welcome to 837 North Ohio Road, a charming 3-bedroom, 1-bath move-in residence situated on an approximate 1-acre lot! This property is ready for its next chapter with new owners.

Step into the home through the back entrance, which serves as the main entry point, and you'll be welcomed by a charming kitchen area. Conveniently located here is access to the basement. From the kitchen, flow seamlessly into the spacious dining area, perfect for gatherings, and then into the warm and inviting living room. On the main floor, you'll also find a functional layout that includes the laundry appliances tucked away in the front foyer. Beyond this space are the main bedroom, two additional bedrooms, and a full bathroom, offering comfort and convenience for all. Heading down to the basement, you'll discover a spacious recreation room complete with a wood stove and a bar, perfect for entertaining friends and family. Despite its cozy atmosphere, there's plenty of room for hosting gatherings. Additionally, the utility room offers ample space for storage and houses all your essential equipment. Recent updates to the home include freshly painted walls, upgraded electrical work, and various cosmetic enhancements. Additionally, a brand-new washer and a ductless heat pump were installed in September 2024, ensuring modern convenience and efficiency. Outdoors, you'll find a private patio conveniently located at the back entrance, an ideal spot to unwind and take in the sunsets, fire up the barbecue,



or relax with a good book while surrounded by nature. An additional feature on the property is a 24' x 16' un-wired garage with a bay door, offering versatile storage or workspace potential. Conveniently located just 15 minutes from the town of Yarmouth and all its amenities, this property offers the perfect balance of rural charm and accessibility. Don't wait, schedule your showing today!

**Essential Information**

MLS® #	202427384
Price	\$299,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,617
Acres	1.00
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	January 31st, 2025

**Community Information**

Address	837 North Ohio Road
Area	Yarmouth
District	County Hwy 340
Sub-District	Brenton
City	Brenton
County	Yarmouth
Province	NS
Postal Code	B5A 5L3

**Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Single, Gravel

# of Garages	1
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### **Interior**

Interior Features	High Speed Internet
Appliances	Glass Cooktop, Oven, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

### **Exterior**

Lot Description	1 to 2.99 Acres, Partially Cleared, Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	Port Maitland Consolidated 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	RE/MAX Banner Real Estate
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