

## 3842 Hwy #1, Beaver River



### *Just off the Beach!*

**\$72,250**

Why pay rent when you can own this home for less than \$500 per month! Looking for a starter home or place to retire?...Thinking of purchasing a vacation property close to it all?...Then here's what you've been looking for! This property offers beautiful ocean views and is an easy 5 minute walk to two beautiful sandy beaches. Tidy and cozy with two bedrooms, an eat-in kitchen with maple cabinets, new vinyl windows, a newly renovated bathroom with corner shower, ceramic tile and an air jet tub. Lots of natural light and tastefully painted, this little gem is ready to move into. Easy to maintain and very economical to heat with a nicely landscaped lot with gardens, blueberries, grapevines, strawberries and shrubs, a paved circular driveway, and a raised concrete sitting area in the front of the home to enjoy the beautiful ocean views and sunsets over the Gulf of Maine. Only a 20 minute drive to Meteghan or downtown Yarmouth. Newly shingled roof! A great little property, at a great little price!



see full details for this and other fine properties at:  
[www.OceanHomesNovaScotia.com](http://www.OceanHomesNovaScotia.com)



### Property Highlights

- Lot Size:** 9000 sq ft
- Style:** One-Level Bungalow
- Floor Space:** 738 sq ft
- Bedrooms:** 2
- Bathrooms:** 1
- Flooring:** ceramic tile, laminate
- Heating:** oil-fired furnace, hot water baseboards
- Water:** dug well
- Sewer:** septic
- Parking:** paved circular driveway
- Services:** electricity, phone, cable, high-speed internet
- Outbuildings:** garden shed
- Zoning:** residential
- Assessment:** \$70,900 (2013)
- Taxes:** \$723 (2013)

### Rooms

- Living Room: 10'4" x 12'9" (Main)
- Kitchen (Eat-in): 16' x 9'7" (Main)
- Office: 10'4" x 5'5" (Main)
- Bedroom: 11' x 9'8" (Main)
- Bedroom: 11' x 10'5" (Main)
- Bath: 11'3" x 5'9" (Main)
- Back Porch: 9'7" x 7'8" (Main)
- Side Porch: 5'9" x 4'3" (Main)

### Directions

FROM YARMOUTH: Located just 18kms outside of Yarmouth on the scenic Evangeline Trail. Follow Highway 1 from Yarmouth through Port Maitland to Beaver River. Civic # 3842, house on the right. Realty sign posted!

### Listing Agents

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