

\$549,900 - 926 Highway 304, Overton

MLS® #202519871

\$549,900

3 Bedroom, 2.00 Bathroom, 1,848 sqft

Single Family on 2.12 Acres

Overton, Overton, Nova Scotia

Welcome to 926 Highway 304 in Overton! If you've dreamed of coastal living, this unique property is for you. A front-row seat to view the marine traffic from your yard, deck, kitchen window, or the chair in your living room, is available from this cozy home. The community of Overton is a quiet and friendly neighborhood, with Yarmouth Regional Health Centre, the Town of Yarmouth, the Cape Forchu Lightstation, and John's Cove Beach all just a six-minute drive away! This 3-4 bedroom, two full bath, house is configured to allow an elderly parent, older child or a guest, have a degree of separation and privacy, if that is necessary, with one bedroom, bath and living room tucked into the main floor, and two bedrooms, bath and living room or den (with a fantastic harbour view) on the second floor. There is also a small suite of rooms suitable for an office, hobby or playroom that could also be easily converted to an additional bedroom space. This home is loaded with storage throughout, as well as plenty of space in the drive-in garage, the full basement, and the easily accessible attic. In recent years, the home has had a lifetime steel roof, vinyl windows, and an oil furnace. The septic system was newly upgraded and installed in the summer of 2025. The house was recently pressure washed, the well was professionally cleaned, and other repairs and upgrades were completed. The front patio showcases the sunrise over the harbour and the morning sun, while the larger back deck provides privacy for



your barbecues and unbelievable sunsets. The grounds have been beautifully maintained, and the property was the winner of numerous Yarmouth Mayflower Awards over the years. Yard maintenance in recent years has included low-maintenance mowing and trimming, however the potential is there for an avid gardener to make the property their own. This property is a "must see" (id:6289)

Built in 1950

Essential Information

Listing #	202519871
Price	\$549,900
Bedrooms	3
Bathrooms	2.00
Square Footage	1,848
Acres	2.12
Year Built	1950
Type	Single Family
Sub-Type	Freehold
Style	3 Level

Community Information

Address	926 Highway 304
Subdivision	Overton
City	Overton
Province	Nova Scotia
Postal Code	B5A5G7

Amenities

Amenities	Golf Course, Park, Shopping, Place of Worship, Beach
Parking	Attached Garage, Garage, Paved Yard
# of Garages	2
View	Harbour

Interior

Appliances	Range - Electric, Dryer, Washer, Refrigerator
# of Stories	2

Exterior

Exterior	Brick, Vinyl
Exterior Features	Partially landscaped
Foundation	Poured Concrete

Listing Details

Listing Office The Real Estate Store



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