



4 O'Brien St **List: \$395,000 For: Sale**
Marmora and Lake Ontario K0K 2M0
 Marmora and Lake Marmora Ward Hastings
SPIS: No **Taxes:** \$1,289.38/2025 **DOM:** 24

Detached **Front On:** E **Rms:** 9
Link: N **Acre:** **Bedrooms:** 4
 1 1/2 Storey **Washrooms:** 2
 1x4x2nd, 1x2xMain

Lot: 56.78 x 152.73 Acres **Irreg:**
Dir/Cross St: Deloro Road and O'Brien Street
Directions: HWY 7 - North on Deloro Rd - Left onto O'Brien Street

MLS#: X13104332 **PIN#:** 401790277
Possession Remarks: Flexible
Legal: LT A PL 727; PT LT 10 PL 727 AS IN QR667748; MARMORA & LAKE ; COUNTY OF HASTINGS

<p>Kitchens: 1 Fam Rm: Y Basement: Partial Basement / Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:</p>	<p>Exterior: Wood Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room Interior Feat: Water Heater Owned</p>	<p>Zoning: R2 Cable TV: A Hydro: Yes Gas: Yes Phone: A Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Oth Struct: Survey Type: None</p>
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.65	x 11.68	
2	Dining	Main	12.76	x 10.93	
3	Kitchen	Main	10.93	x 10.93	
4	Family	Main	14.67	x 11.32	
5	4th Br	Main	6.82	x 11.58	
6	Pantry	Main	8.83	x 4.59	
7	Prim Bdrm	2nd	9.51	x 17.06	
8	2nd Br	2nd	7.68	x 10.66	
9	3rd Br	2nd	10.01	x 11.75	

Client Remks: Brimming with character, this 1.5 storey home offers the perfect blend of comfort and charm. The spacious yard is ideal for outdoor living, complete with a welcoming front porch and a private back deck. Inside, the main floor features both a family room and living room, a dining room, large walk-in pantry, and a convenient bedroom. Upstairs, three additional bedrooms provide plenty of space for the whole family. A warm and inviting home in a great Marmora location!

Inclusions: Fridge, Stove, Washer, Dryer, Hot Water Tank (Owned), Curtains and Hardware, Shed

Listing Contracted With: CENTURY 21 UNITED REALTY INC. **Ph:** 705-743-4444