



Leaman Murray
REAL ESTATE GROUP

KW SELECT REALTY
KELLERWILLIAMS.

68 Main Street, Kentville, NS





Welcome to 68 Main Street! This home is located in the charming and dynamic community of Kentville. This is your chance to own a beautiful detached 3 Bedroom, 1 Bathroom home with over 1,200 sq feet of living space on 2 levels with an adorable backyard. Situated on a corner lot giving you privacy.. Perfect for entertaining or your own personal enjoyment!

Bright, clean, and warm! This home has had many updates in the last year such as: new fiberglass oil tank (2022), new mini split heat pump with 1 year service warranty (2022), new main water line to the house (2022), new wiring installation for a hot tub along with a concrete pad (2022), new outdoor taps (2022), new garage door with openers (2022), new garden doors to the backyard (2022), new windows throughout most of the home with extra windows ready to be installed (2022), new flooring in the kitchen, new refrigerator and fresh paint (2022), updates to fireplace and mantle with new flooring (2022), and so much more...





Plenty to do in the community: For the Golfer: There are three excellent Golf Clubs and Courses less than 10 Mins away, Island Green Golf Club, Eagle Crest Golf Course, and KenWo Golf Club. For the Sailer: 25 mins to Aylesford Lake Yacht Club. Situated on one of Nova Scotia's best recreational lakes officially since 1969. For the Beach/Swimming: Only 20 Min to Evangeline Beach which has a beautiful view of Blomidon Ridge, take a walk at low tide or a swim at high tide. For Entertainment: There are many trails nearby to go hiking, Wineries and restaurants to eat, drink and socialize and shopping outlets. Right beside Burgher Hill, which host the Pumpkin People Festival, and is one of main areas, in Kentville, for sledding and cycling.





Only minutes away from all amenities including the Valley Regional Hospital, just over an hour to Downtown Halifax and Halifax Stanfield International Airport, and mere minutes to the 101 Highway System. Don't miss out...Book your private viewing today!



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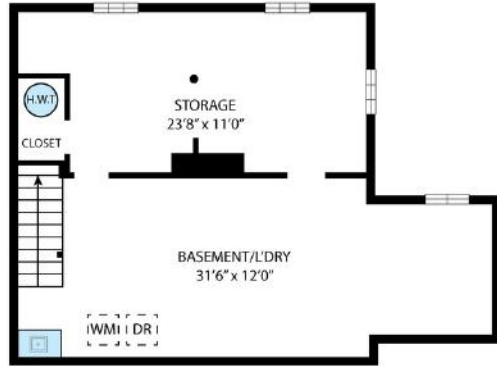
Stacey Vries
902-691-2595

Stacey@LeamanMurray.ca

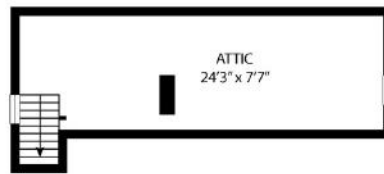
LeamanMurray.ca



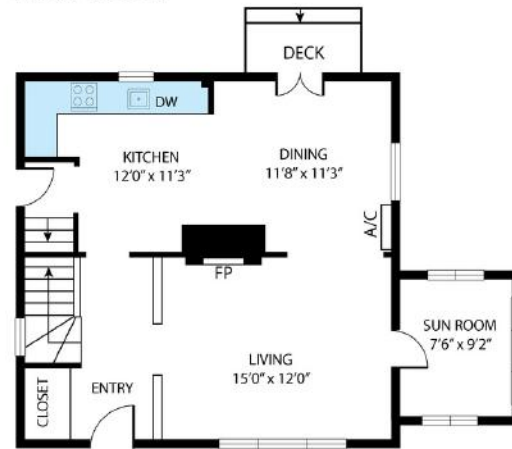
SECOND FLOOR



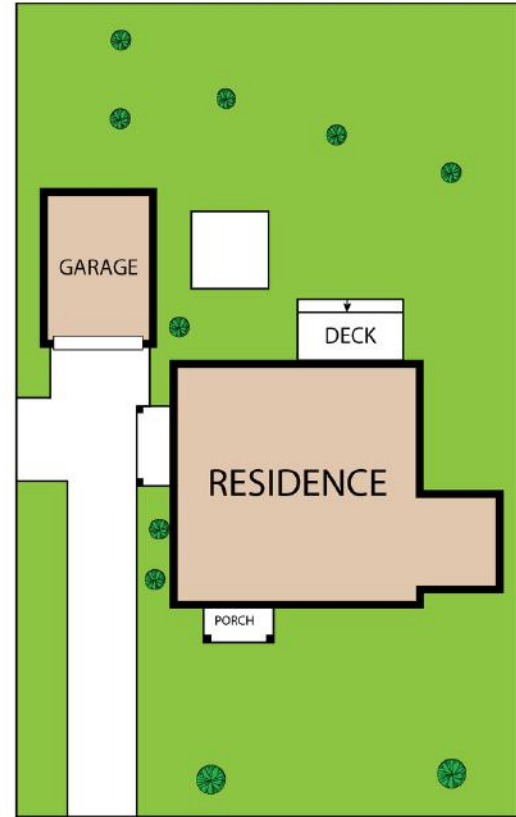
BASEMENT



THIRD FLOOR



FIRST FLOOR



68 Main Street, Kentville B4N 1J6

TOTAL APPROX. FLOOR AREA 1,364 SQ.FT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

FIRST FLOOR	:	734 SQ.FT
SECOND FLOOR	:	630 SQ.FT
TOTAL AREA	:	1,364 SQ.FT
BASEMENT	:	681 SQ.FT
ATTIC	:	222 SQ.FT



Price \$429,900
Status ACTIVE

MLS # 202227638
PID # 55259188 **PID #2**
PID #3 **PID #4**
Total Lot Size SqFt 5820.00 **Approx Acres**

Address 68 Main Street
Community Kentville
Legal Description NS B4N 1J7

Lot Size **Road** Public
Waterfront No
Water Frontage Type
Water Access/View
Square Footage (MLA) 1,200
Total Fin SqFt (TLA) 1,200
Building Dimensions 24'x 23.9' plus Sunroom
Zoning R2 **Title to Land** Freehold
Type Single Family **Style** Detached
Bldg Style 2 Storey
New Construction N **Constr. Status**

District Kings County
Sub-District V2
Elementary Kings County Academy
Middle/Jr Kings County Academy
High Northeast Kings Education Centre
Fr Imm Kings County Academy (Pr - 5)
Fr Imm Mid
Fr Imm High
Other

Virt Tour URL Add'l Virt Tour 1 URL
Closing Date
Possession Negotiable
Price

Property Overview Welcome to 68 Main Street! This home is located in the charming and dynamic community of Kentville. This is your chance to own a beautiful detached 3 Bedroom, 1 Bathroom home with over 1,200 sq feet of living space on 2 levels with an adorable backyard. Situated on a corner lot giving you privacy.. Perfect for entertaining or your own personal enjoyment! Bright, clean, and warm! This home has had many updates in the last year such as: new fiberglass oil tank (2022), new mini split heat pump with 1 year service warranty (2022), new main water line to the house (2022), new wiring installation for a hot tub along with a concrete pad (2022), new outdoor taps (2022), new garage door with openers (2022), new garden doors to the backyard (2022), new windows throughout most of the home with extra windows ready to be installed (2022), new flooring in the kitchen, new refrigerator and fresh paint (2022), updates to fireplace and mantle with new flooring (2022), and so much more... Plenty to do in the community: - For the Golfer: There are three excellent Golf Clubs and Courses less than 10 Mins

EnerGuide Rating? N
EnerGuide Rating (GJ/Year)
Date EnerGuide Obtained
Property Size Under 0.5 Acres
Land Features Cleared, Level, Year Round Road
Water Municipal
Sewage Municipal
Utilities Cable, Electricity, High Speed Internet, Telephone

Heat/Cool Baseboard, Fireplace, Furnace, Heat
Fuel Type Electric, Oil, Wood
Flooring Hardwood, Laminate
Appliances Oven - Electric, Dishwasher, Dryer - Electric, Washer, Refrigerator
Rental Equip. None
Features

Exterior Vinyl
Roof Asphalt Shingle
Foundation Poured Concrete
Basement Full, Partially Developed
Driveway/Pkg Circular, Paved, Single
Garage Detached, Single, Wired
Structures
Community Features Golf Course, Park, Playground, Public Transit, Recreation Center, School

Inclusions All appliances "as is"
Exclusions Living Room & Primary bedroom window coverings and rods

Directions to Property Highway 1 from Kentville to New Minas, see civic.

AG Bedrm 3 **BG** 0 **# Bdrm** 3
F Baths 1 **H Baths** 0 **T Baths** 1
Master On Main Floor? No
Building Age 85 **Yr Built** 1937 **Yr Built Unknown**

Sign No **HST (PEI)**
HST (NSAR) Exempt from HST
Migrated Yes **PDS** Yes
Rental Income No

Garage Yes
Details Brand new garage door and opener
Restr/Prot Covenants No

Floor	Room	Size	Floor	Room	Size	Floor	Room	Size
Main Floor	Kitchen	12' x 11'3	2nd Level	Bath 4	4 pc			
Main Floor	Dining Room	11'8 x 11'3						
Main Floor	Living Room	15' x 12'						
Main Floor	Sun Room	7'6 x 9'2						
2nd Level	Primary	13'4 x 12'3						
2nd Level	Bedroom	11'7 x 11'2						
2nd Level	Bedroom	10' x 9'9						

Monthly Condo Fee Fee Includes **Pet Friendly** **Plus Den Y/N** **No. of Parking Spaces**
Betterment Charges **Fees** **Fees**
Listing Office Keller Williams Select Realty





68 Main Street

Kentville, NS

HOODQ ADDRESS REPORT™

Leaman Murray Real Estate

Group

902.292.7826

<http://www.LeamanMurray.ca>

SCHOOLS

With so many public schools near this home, your kids can thrive in the neighbourhood.

Nearby Schools

New Minas Elementary School

Grades PK to 5
34 Jones Rd

Aldershot Elementary School

Grades PK to 5
446 Aldershot Rd

LookDeeper

Kings County Academy

Grades PK to 8
35 Gary Pearl Drive

Evangeline Middle School

Grades 6 to 8
9387 Commercial St

Horton High School

Grades 9 to 12
75 Greenwich Rd S



SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station and a hospital within 1.94km.

 **Valley Regional Hospital**
150 Exhibition St

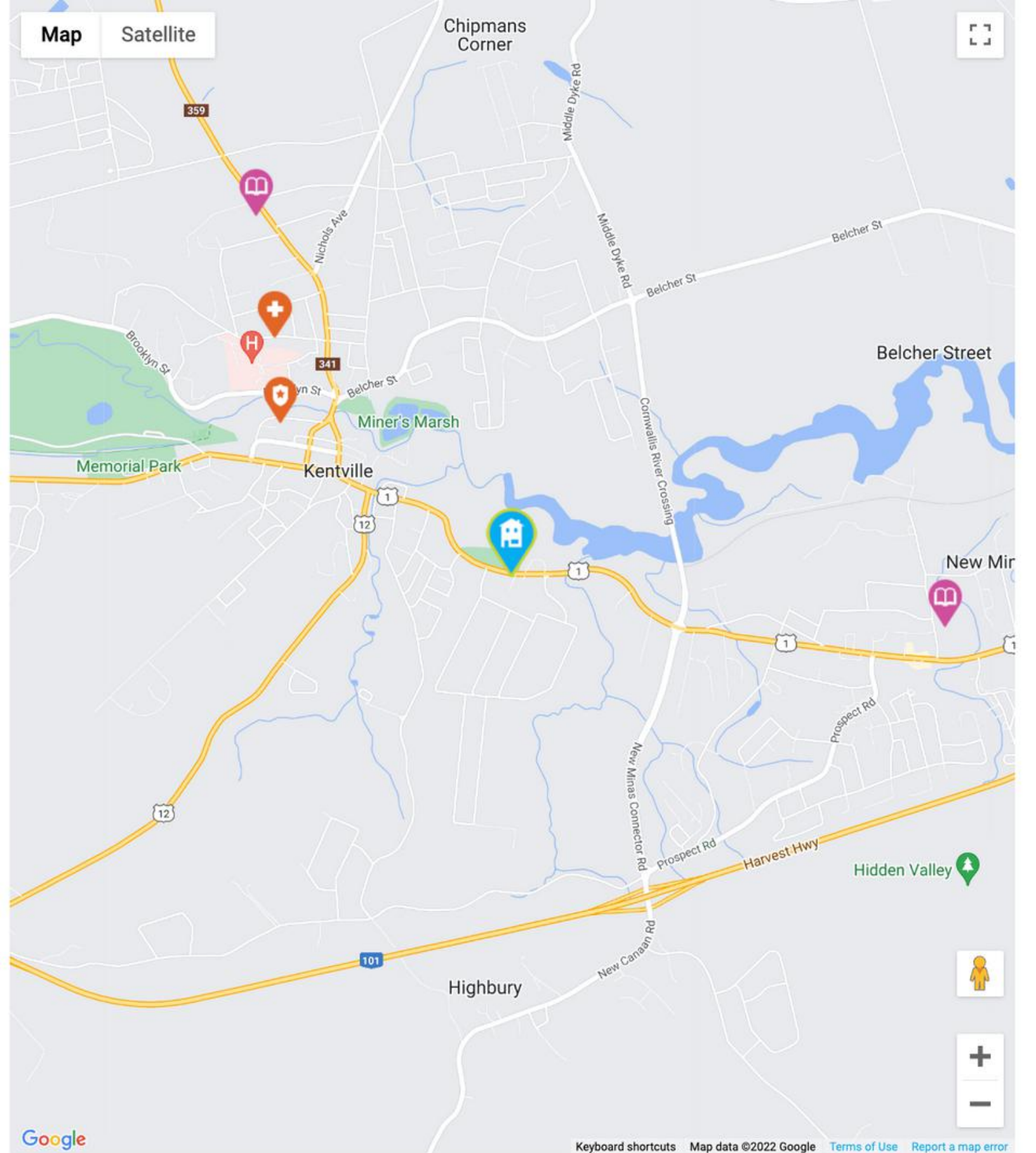
 **Police Station**
80 River St



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Map

Satellite



Google

Keyboard shortcuts Map data ©2022 Google Terms of Use Report a map error

Elementary Schools

Middle Schools

High Schools

Transit

Safety

Elementary Attendance Zone

Middle Attendance Zone

High Attendance Zone

Parks



A B r i e f H i s t o r y o f K e n t v i l l e

Kentville is an incorporated town in Nova Scotia. It is the most populous town in the Annapolis Valley. As of 2021, the town's population was 6,630. Kentville owes its location to the Cornwallis River which, downstream from Kentville, becomes a large tidal river at the Minas Basin. The riverbank at the current location of Kentville provided an easy fording point. The Mi'kmaq name for the location was "Penooek". The ford and later the bridge in Kentville made the area an important crossroads for other settlements in the Annapolis Valley. Kentville also marked the limit of navigation of sailing ships. During the early part of the 20th century Kentville emerged as the business centre of Kings County and despite the post-war loss of commerce to other valley communities, it remains the professional centre of the Annapolis Valley. Kentville is home to numerous professional services such as lawyers offices, doctors, and investment firms. On the outskirts of the town is the Valley Regional Hospital, built in 1991. The town is also home to the Annapolis Valley Regional Industrial Park which employs numerous people in the area through a variety of different businesses. Agriculture, especially fruit crops such as apples, remains a prominent industry in the Kentville area, and throughout the eastern part of the valley. Kentville is home to one of the largest agricultural research facilities in Nova Scotia founded in 1911, known to the locals as The Research Station. The site now employs over 200 people and sits on 473 acres (1.91 km²) of land at the east end of the town.





PROPERTY DISCLOSURE STATEMENT (PDS)

This Statement is attached to and forms part of the Seller Brokerage Agreement/Seller Designated Brokerage Agreement.
Approved by the Nova Scotia Real Estate Commission (NSREC) for use by licensees under the *Nova Scotia Real Estate Trading Act*.
The NSREC is the regulatory body for real estate in Nova Scotia.

This Property Disclosure Statement (PDS) is optional and is to be completed by the Seller to the best of their knowledge. If additional space is required for responses, attach a schedule. This PDS must be updated should any property conditions change prior to closing. The Seller is responsible for the accuracy of the information on this PDS.

Property Address: 68 Main St Kentville NS B4N 1J7 PID(s)/ Serial #: 55259188

Seller: _____

I/We have owned the Property since: August 2022

1. Structural

- 1.1. Are you aware of any structural problems, unrepaired damage, dampness or leakage? Yes No
If yes, provide details: _____
- 1.2. Are you aware of any repairs to correct structural damage, leakage or dampness problems? Yes No
If yes, provide details: _____
- 1.3. Is there a new home warranty? Yes No
Expiry date: The _____ day of _____, 20_____
- 1.4. Is there insulation in the exterior walls?
 Yes No Do not know Does not apply
Type: _____
- 1.5. Is there insulation in the attic/roof?
 Yes No Do not know Does not apply
Type: Partial fibreglass

2. Heating and Cooling Sources

- 2.1. What is the primary heat source?
Oil, Mini-split and Wood Fireplace Insert
Unit age, if known: _____
Alternative heat source(s): Mini-Heat Pump
Unit age(s), if known: 3 Months
- 2.2. If there is an oil tank, what date is stamped on the plate/sticker?
The 4 day of August, 2022
What is the type of oil tank? Steel Fiberglass
What is the tank size? 175
Where is the oil tank located? Indoor Outdoor
- 2.3. Are you aware of any fuel leaks that have affected the Property?
 Yes No
Was it remediated? Yes No
If yes, provide details: _____
- 2.4. Are you aware of any problems and/or malfunctions with the heating/cooling sources? Yes No
If yes, provide details: _____

- 2.5. Was the wood stove/fireplace insert(s) properly installed by certified personnel?
 Yes No Do not know Does not apply
- 2.6. Are you aware of any problems or malfunctions with the chimney?
 Yes No
If yes, provide details: _____
Is there a liner in the chimney? Yes No Do not know
If yes, what is the type of liner? _____
When was the chimney last cleaned? _____
- 2.7. Are you aware of any repairs or upgrades having been carried out to the heating/cooling sources? Yes No
If yes, provide details: I had the boiler cleaned, and serviced, when the oil tank was installed and again in Nov. 2022. All is well.

3. Mechanical

- 3.1. Are you aware of any problems or malfunctions with motors, pumps, purifiers, air exchangers, built-in appliances or other items not listed? Yes No
If yes, provide details: _____
- 3.2. Is there any financed/leased/rented equipment? Yes No
If yes, complete the Equipment Schedule (Form 210).

4. Electrical System

- 4.1. Are you aware of any problems and/or malfunctions with the electrical system?
 Yes No Does not apply
If yes, provide details: _____
- 4.2. Are you aware of any repairs or upgrades carried out to the electrical system?
 Yes No Does not apply
If yes, provide details: I had the electrical wiring done for a hot-tub to be installed.

5. Plumbing System

- 5.1. Are you aware of any problems and/or malfunctions with the plumbing system?
 Yes No Does not apply
If yes, provide details: _____

5.2. Are you aware of any repairs or upgrades to the plumbing system?
 Yes No Does not apply
 If yes, provide details: There was a crack in the main waterline, to the street, which has been totally replaced, along with a new meter.

6. Water Supply

6.1. What is the source of the water supply?
 Municipal Drilled Well Dug Well Shared
 Other: _____

6.2. Are you aware of any problems with water quality, quantity, taste, odour, colour or water pressure? Yes No
 If yes, provide details: _____

6.3. Is there a water conditioner or treatment system attached to the water supply?
 Yes No Does not apply
 If yes, provide details on what the system treats: _____

Does the treatment system treat all household water? Yes No
 If no, which tap(s): _____

6.4. Is a well certificate available?
 Yes No Do not know Does not apply
 If yes, will documentation be provided to the Buyer? Yes No
 If no, provide details: _____

6.5. Is the well physically located on the Property?
 Yes No Do not know Does not apply
 If no, where is the well located? _____

6.6. Is there deeded access to the well? Yes No

7. Sewage Disposal

7.1. What is the type of sewage disposal?
 Municipal Septic system Holding tank
 Other: _____

7.2. If applicable, what date was the system last pumped and by whom?

7.3. If not municipal, where is the sewage disposal located?

7.4. Are you aware of any problems and/or malfunctions with the sewage disposal system? Yes No Does not apply
 If yes, provide details: _____

7.5. Is there a septic certificate available? Yes No
 If yes, will a copy be provided to the Buyer? Yes No
 If no, provide details: _____

7.6. Are you aware of any repairs or upgrades to the sewage disposal system?
 Yes No Does not apply
 If yes, provide details: _____

Will supporting documentation of the repairs or upgrades be provided to the Buyer?

Yes No Does not apply
 If no, provide details: _____

8. Environmental

8.1. Have you ever tested the Property for radon gas? Yes No
 If yes, provide details: _____

8.2. Are you aware of any underground oil tanks on the Property?
 Yes No
 If yes, provide details: _____

8.3. Are you aware of any environmental problems or soil contamination of any kind having occurred on the Property, such as toxic waste, gasoline, fuel tanks, mould, asbestos, the existence of any mining operations, or abandoned wells?
 Yes No
 If yes, provide details: _____

8.4. If the Property was contaminated, can you provide an Environmental Report and Certificate of Compliance to the Buyer? Yes No

8.5. Are you aware of any gas stations, refuse disposal sites, toxic substance storage sites, salvage yards or other pollutant source that abutted or was in close proximity to the Property? Yes No
 If yes, provide details: _____

9. Zoning and Permits

9.1. Does the Property conform with municipal bylaws and regulations?
 Yes No Do not know

9.2. Does the Property conform with the existing zoning?
 Yes No Do not know
 If no, provide details: _____

9.3. Have you, as the current owner, obtained the necessary permit(s) for improvements on the Property?
 Yes No Do not know Does not apply
 If no, provide details: _____

10. Condominiums (if Applicable)

10.1. Are you aware of any repairs or potential repairs being investigated or carried out by the Condominium Corporation or on behalf of the Condominium Corporation in relation to the common elements or any unit in the Condominium Corporation? Yes No

If yes, provide details: _____

10.2. Are you aware of any special assessments being made, to be made, or being discussed by the Condominium Corporation? Yes No

If yes, provide details: _____

11. General

11.1. Are you aware of any damage or hazards due to wind, fire, water/flooding, erosion, wood rot, pests, rodents or insects? Yes No

If yes, provide details: _____

11.2. Is the Property located on or near a floodplain or designated flood zone? Yes No Do not know

11.3. Is the Property located in a watershed district? Yes No Do not know

If yes, provide details: _____

11.4. Have you filed an insurance claim for property damage in the last five (5) years? Yes No

If yes, provide details: _____

11.5. Has the Property received heritage property designation? Yes No Do not know

If yes, will written supporting documentation be provided to the Buyer? Yes No

11.6. Are you aware of any limitations with the Property including, but not limited to: restrictive or protective covenants, easements, rights of ways, shared wells, driveway agreements, or encroachments on or by adjoining properties? Yes No

If yes, provide details: _____

If yes, will supporting documentation be provided to the Buyer? Yes No

11.7. Are you aware of any public projects or real estate developments planned in close proximity to the Property, such as road widening, new highways, or expropriations? Yes No

If yes, provide details: _____

11.8. Is there any ongoing financial maintenance or other obligations related to the Property that the buyer will be responsible for? Yes No
If yes, provide details: The buyer will be responsible to cover the cost to have the remaining windows installed.

11.9. Are there warranties? Yes No

If yes, are the warranties transferable and will documentation be provided? Yes No

12. Additional Conditions

13. Seller's Signature

14. Buyer's Signature

NOTICE: The information contained in this Property Disclosure Statement has been provided by the Seller of the Property and is believed to be accurate. However, the Brokerage, its licensees, and the NSREC assumes no responsibility or liability for its accuracy. The Buyer is urged to carefully examine the Property and have it inspected by an independent party or parties to verify the above information.

The Buyer acknowledges having read and received a copy of this PDS.

Signed and delivered in the presence of:

In Witness whereof I have hereunto set my hand:

Witness

Buyer

Date

Witness

Buyer

Date

Utilities Bill

**** REPRINT**

Town of Kentville
354 Main Street
Kentville NS B4N 1K6

Questions?

Account Inquiries (902) 679-2500
Email: utilities@kentville.ca
Monday to Friday 8:30 am - 4:30 pm

68 Main Street

Kentville NS B4N 1J7

Your account number	[REDACTED]
Statement Date	October 19, 2022
Due Date	November 24, 2022

COPY

HIGHLIGHTS OF THIS BILLING

Billing Period	7/28/2022	to	9/30/2022
Prev. Reading Date	7/28/2022	Meter Reading date	9/13/2022
Number of days	65		
Meter Reading - Start/End	3828	3842	Actual
Consumption (in thousands)	3.079		

Here's what you owe:

Amount of your last bill	\$0.00
Payments we processed	\$0.00
Interest	\$0.00
Adjustments	\$0.00
Work Order Transactions (Includes Connection Fee)	\$100.00
Deposit & Interest Applied	\$0.00
Amount outstanding	\$100.00
Water Base Charge	\$23.59
Water Consumption	\$10.14
Sewer Base Charge	\$27.06
Sewer Consumption	\$11.70

New charges \$72.49

Total Amount Due \$172.49

or Service at: **68 MAIN STREET**
Comments:

Interest will be charged on overdue utility bills
at a rate of 2% per month or part thereof.
(26.8% per annum)

PAYABLE AT MOST FINANCIAL INSTITUTIONS

Please complete and return this slip with your payment.
Make your cheque payable to The Town of Kentville.

Town of Kentville
354 Main Street
Kentville NS

Due Date
November 24, 2022

Your Account Number
9803701.13

Total Amount Due
\$172.49

Payment enclosed

\$

68 Main Street

Kentville NS B4N 1J7

Cash

Cheque

Other

Tax Bill

www.kentville.ca

Town of Kentville
354 Main Street
Kentville NS B4N 1K6

68 Main Street

Kentville NS B4N 1J7

Questions?

Account Inquiries (902) 679-2500

Email: taxes@kentville.ca

Monday to Friday 8:30 am - 4:30 pm

COPY

Additional Bills Sent to:

Property Description:

8 MAIN Street

t, Dwelling & |Building

ential

Dev Rate - Res

t Area Rate

ea Rate

	<u>Assessment</u>	<u>Tax Rate</u>	<u>Levy</u>
	\$142,600	0.014262	\$2,033.76
	\$142,600	0.000015	\$2.14
	\$142,600	0.000715	\$101.96
	\$142,600	0.000378	\$53.90

Total: \$2,191.76

x rate includes:

al Mandatory amount of: \$494.96

Billing Date: August 22, 2022

Due Date: October 3, 2022

Total taxes for 2022/2023 \$2,191.76

Betterment Charges

Credits/Adjustments \$0.00

Less Interim (\$893.00)

Arrears \$0.00

Total due \$1,298.76

Interest will be charged on overdue tax bills
at a rate of 2% per month or part thereof.
(26.8% per annum)

Mandatory

83%), Correction (5%), Assessment (5%), Housing (5%),
(2%).

PAYABLE AT MOST FINANCIAL INSTITUTIONS

Please complete and return this slip with your payment.

Make your cheque payable to The Town of Kentville.

Town of Kentville
354 Main Street
Kentville NS B4N 1K6

Total Amount Due
\$1,298.76

Due Date
October 3, 2022

Tax Account Number
03128946

Street

NS B4N 1J7

Cash

Cheque

Other

Payment Enclosed

\$

Your *Dreams* Are Within Reach



We are Rated the #1 Best Real Estate Agents in Halifax on Yelp.ca

Check out our Client Reviews on Facebook, Yelp & LeamanMurray.ca

(*information based on MLS and Leaman Murray Statistics 2018, and Yelp.ca 10 Best Realtors in Halifax, Feb 4, 2019.
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