



Leaman Murray
REAL ESTATE GROUP

KW SELECT REALTY
KELLERWILLIAMS.

414-1326 Lower Water Street, Halifax, NS





Welcome to 414-1326 Lower Water Street in the beautiful Waterfront Place in Downtown Halifax. This condo has 2 Bedrooms and 1 Bathroom and has almost 1000 sq feet of living space on 1 level. Enjoy views of the courtyard and walking access to the Halifax Waterfront... A must-see...

Clean, Bright, and Warm, this condo has many enjoyable features such as lovely laminated and ceramic flooring throughout the unit, a good-sized kitchen for cooking many meals along with a bar window perfect for entertaining guests while in the kitchen and large windows in the living room giving off natural light. What you see is what you get, all furniture in the condo comes with the unit such as barstools, bedroom, dining, and living room furniture and much more. Take advantage of the nicely sized pool and workout room on the main floor after a long day at the office or to simply let off steam. Enjoy the roof-top patio which is perfect for relaxing or watching the cruise ships dock in the warmer months. Condo fees are \$534.99 a month and includes your own deed underground parking spot, access to the pool and gym, along with winter and summer maintenance.





Plenty to do in the community...- For the Golfer: 11 Mins to Brightwood Golf & Country Club which has a history dating back to 1914 and a tasty restaurant for dining after a round of golf. - For the Sailor: Less than 15 Min to Armdale Yacht Club, which hosts many events, has a number of membership opportunities, and has a fabulous restaurant. - For the Swimmer/Beacher: Surrounded by numerous beaches and lakes such as, Black Rock Beach, Chocolate Lake, and Williams Lake Beach to name a few...



This condo is in the perfect location in the heart of the city. Walking distance to many sources of entertainment such as Bishops Landing directly across the street and the Halifax boardwalk with many restaurants and shops. In the summer enjoy the Halifax Buskers and other wonderful events year-round without worrying about parking. This is the ideal location for those that enjoy the hustle and bustle of the city! Book your private viewing today...

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LeamanMurray.ca



1326 Lower Water Street

Halifax, NS

HOODQ ADDRESS REPORT™

Leaman Murray Real Estate Group

902.292.7826

<http://www.LeamanMurray.ca>

SCHOOLS

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

Saint Mary's Elementary School

Designated Catchment School
Grades PK to 6
5614 Morris St

Citadel High School

Designated Catchment School
Grades 10 to 12
1855 Trollope St

Gorsebrook Junior High School

Designated Catchment School
Grades 7 to 9
5966 South St

École Mer Et Monde

Designated Catchment School
Grades PK to 6
5750 Atlantic St

École Secondaire Du Sommet

Designated Catchment School
Grades 6 to 12
500 Larry Uteck Blvd



PARKS & REC.

This home is located in park heaven, with 4 parks and 7 recreation facilities within a 20 minute walk from this address.



Cornwallis Park

Hollis St



Grand Parade

Barrington St



Spencer House / St Mary's School Park

5596 Morris Street



FACILITIES WITHIN A 20 MINUTE WALK

2 Playgrounds

1 Community Centre

1 Basketball Court

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away and the nearest rail transit stop is a 5 minute walk away.



Nearest Rail Transit Stop

Halifax



Nearest Street Level Transit Stop

Lower Water St Before Bishop St (8819)



SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station, a fire station, and a hospital within 1.41km.



Queen Elizabeth II Health Sciences Centre - Halifax Infirmary Site

1796 Summer St



Fire Station

5988 University Ave

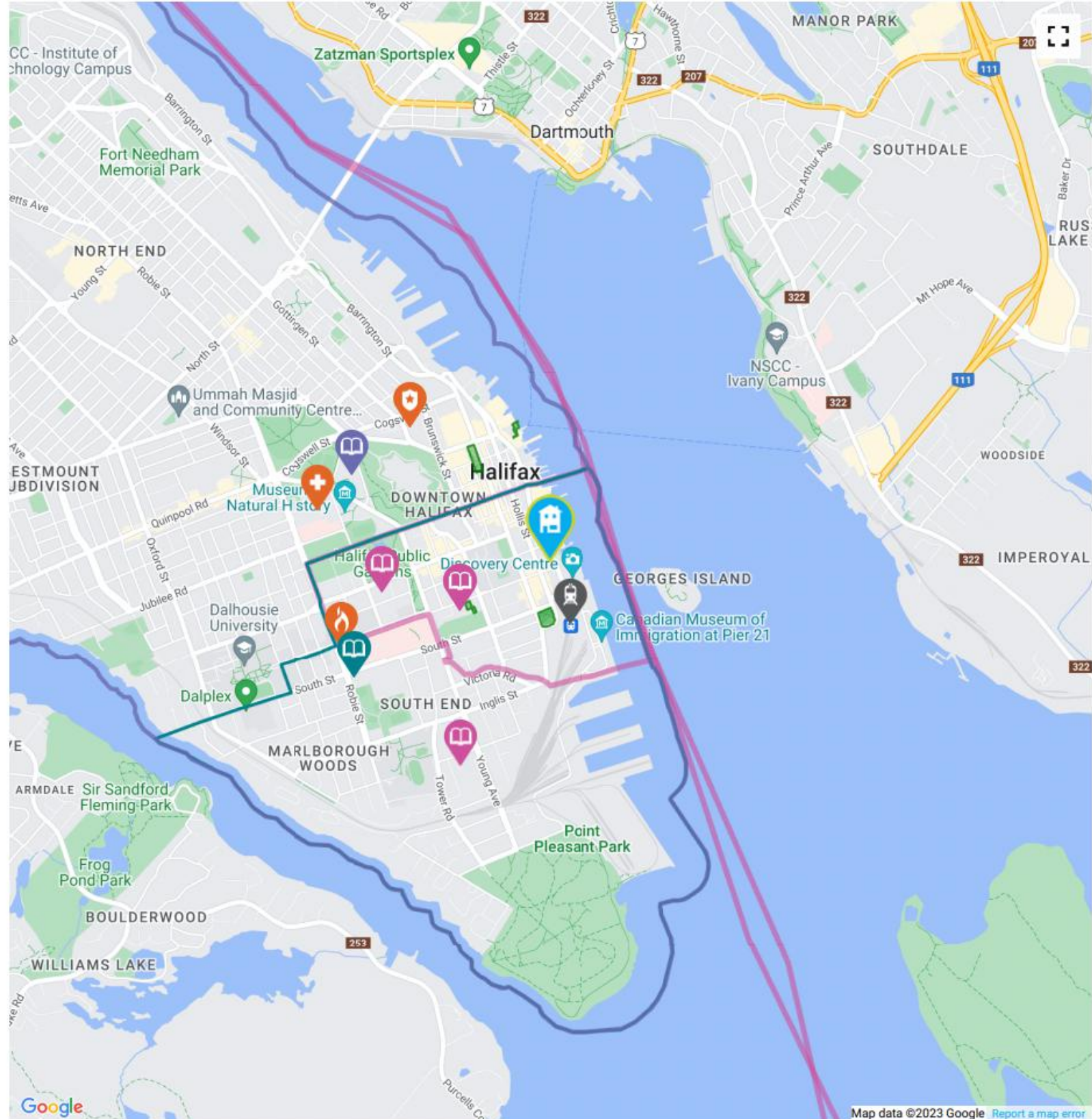


Police Station

1975 Gottingen St

HoodQ

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HoodQ

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A B r i e f H i s t o r y o f D o w n t o w n H a l i f a x

Downtown Halifax is the heart of Atlantic Canada's biggest city. Born as an international port of sail, the streets and architecture of Downtown Halifax are rich in history and alive in character. This historic hub meets an urban vibe to boast world-class attractions, hundreds of restaurants, pubs, shops, services, festivals, and events.

The vibrancy of Downtown Halifax is a reflection of the people who work here and who call it home. From local cafes and startups to professional services and large multinational firms, there are over 1600 businesses located Downtown. With Maritime hospitality ingrained in our culture, you can expect exceptional service and great company, paired with Nova Scotia's finest culinary and drink experiences.

Downtown Halifax, like the municipality and the urban area, has a very diverse economy. Many Crown corporations, non-governmental organizations, and private-sector organizations, have corporate headquarters and/or do business within downtown. As the most populous downtown in Atlantic Canada, that is encompassed by the most populous municipality--and--most populous urban area within Atlantic Canada, Downtown Halifax is a bustling area that hosts many industries.



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.
Not intended to solicit people or properties currently under contract.