



Leaman Murray
REAL ESTATE GROUP

KW SELECT REALTY
KELLERWILLIAMS.

2094 Brunswick Street, Halifax, NS





Welcome to 2094 Brunswick Street! This Condo is part of the famous and unique Brickyards Townhouses in North End Halifax. This unit has 2 Bedrooms, 2 Bathrooms and over 1,300 sq ft of living space on two levels. This is a rare opportunity...

Clean, bright, and warm... this well-maintained condo has many enjoyable features such as beautiful ceramic and hardwood flooring throughout, a patio plus deck, ample space in living, dining, and kitchen areas, and much more... Condo fees are \$333.13/month and include outside and indoor maintenance to the building, snow removal, parking, and water.





Plenty to do in the community - For the Golfer: Less than 15 Mins to Brightwood Golf and Country Club, and Ashburn Golf Club, both with history dating back to the early 1900s. - For the Sailor: 12 Mins to Armdale Yacht Club which has many services including racing, dining, and events. - For the Swimmer/Beacher: Nearby a variety of beaches, lakes, and pools such as, Long Lake Beach, Chocolate Lake, Black Rock Beach, and Halifax Centennial Indoor Pool just to name a few, all within 15 Mins.



This condo is in the perfect location nearby all amenities. Within walking distance to Citadel Hill, Scotia Square, Scotia Bank Centre, and so much more. If you are looking to be nearby the hustle and bustle of the city this is the place to be with several restaurants, bars, parks, and shopping nearby there is always something to do. Just minutes from the major Hospitals and less than 30 Mins to Halifax Stanfield International Airport. Book your private viewing today!



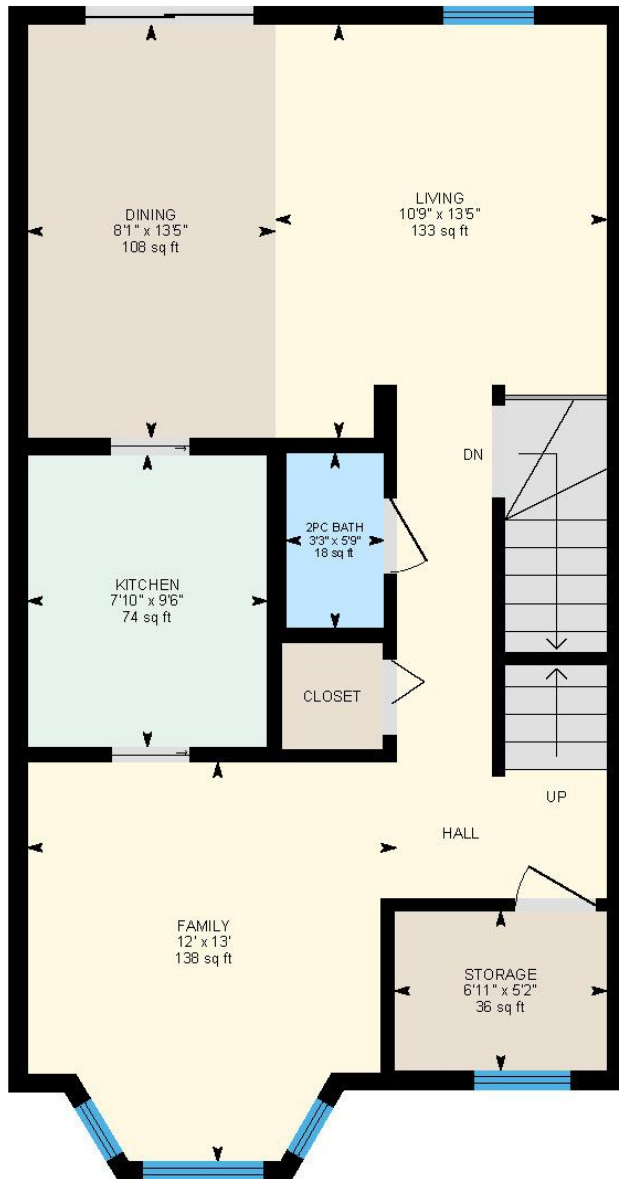
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REAL ESTATE GROUP

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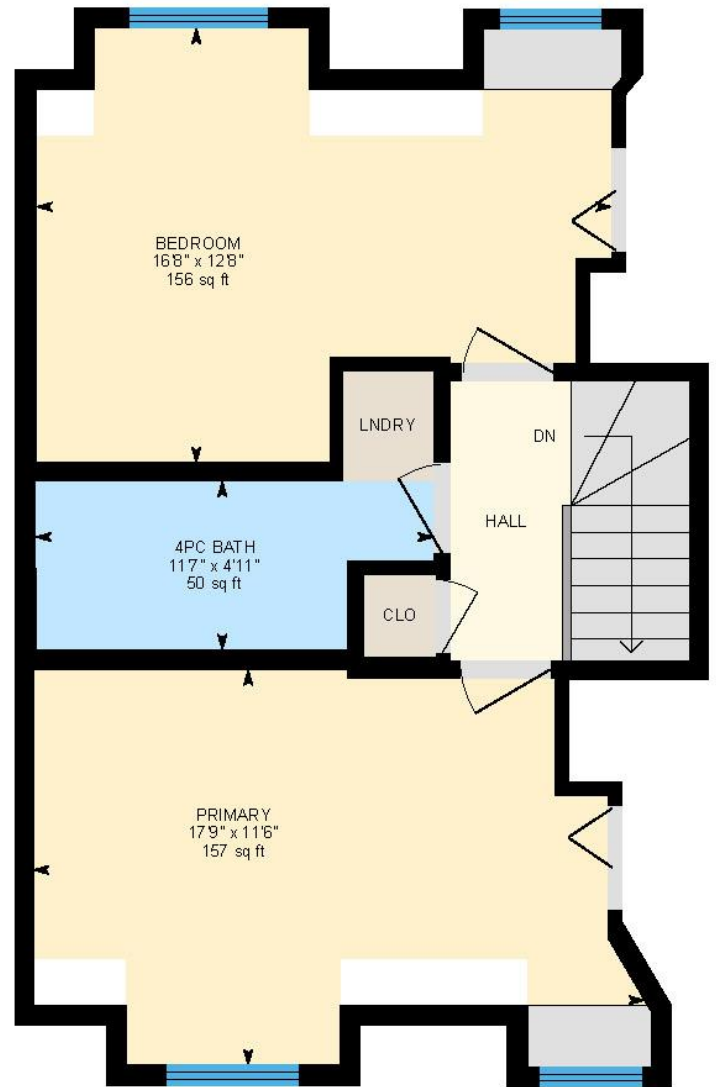
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2094 Brunswick St, Halifax, NS

Main Building: Total Interior Area Above Grade 1129.31 sq ft



1st Floor
Interior Area 660.13 sq ft



2nd Floor
Interior Area 469.18 sq ft



Price \$465,000
Status ACTIVE



Schedule a Showing

MLS # 202308862
PID # 41171273
PID #3
Total Lot Size SqFt 0.00
PID #2
PID #4
Approx Acres

Address 2094 Brunswick Street
Community Halifax
Legal Description

NS B3K 2Y8

Lot Size **Road** Public
Waterfront No
Water Frontage Type
Water Access/View
Square Footage (MLA) 1,350
Total Fin SqFt (TLA) 1,350
Building Dimensions Condo
Zoning Condo
Title to Land Freehold
Type Condominium
Style Condo Townhouse
Bldg Style 2 Level, Townhouse
New Construction N
Constr. Status

District 1-Halifax Central
Sub-District N/A
Elementary Joseph Howe Elementary School
Middle/Jr Oxford School
High Citadel High School
Fr Imm
Fr Imm Mid
Fr Imm High
Other

Virt Tour URL Add'l Virt Tour 1 URL

Closing Date

Possession Subject to Tenancy

Price

Property Overview Welcome to 2094 Brunswick Street! This Condo is part of the famous and unique Brickyards Townhouses in North End Halifax. This unit has 2 Bedrooms, 2 Bathrooms and over 1,300 sq ft of living space on two levels. This is a rare opportunity... Clean, bright, and warm... this well maintained condo has many enjoyable features such as beautiful ceramic and hardwood flooring throughout, a patio plus deck, ample space in living, dining, and kitchen areas, and much more... Condo fees are \$333.13/month and include outside and indoor maintenance to the building, snow removal, parking, and water. Plenty to do in the community - For the Golfer: Less than 15 Mins to Brightwood Golf and Country Club, and Ashburn Golf Club, both with history dating back to the early 1900s. - For the Sailor: 12 Mins to Armdale Yacht Club which has many services including racing, dining, and events. - For the Swimmer/Beacher: Nearby a variety of beaches, lakes, and pools such as, Long Lake Beach, Chocolate Lake, Black Rock Beach, and Halifax Centennial Indoor Pool just to name a few, all within 15 Mins. This

EnerGuide Rating?

EnerGuide Rating (GJ/Year)

Date EnerGuide Obtained

Property Size None

Land Features Landscaped

Water Municipal

Sewage Municipal

Utilities Cable, Electricity, High Speed Internet, Telephone

Heat/Cool Baseboard
Fuel Type Electric
Flooring Carpet, Ceramic, Laminate, Tile
Appliances Stove, Dishwasher, Dryer, Washer, Refrigerator
Rental Equip. None
Features Air Exchanger, Alarm System

Exterior Brick, Cementitious Board, Stone
Roof Asphalt Shingle
Foundation Poured Concrete
Basement None
Driveway/Pkg Parking Spaces(s), Paved
Garage None
Structures Deck
Community Features Park, Playground, Public Transit, Recreation Center, School Bus

Inclusions

Exclusions

Directions to Property Barrington to Cornwallis to Brunswick to civic address

AG Bedrm 2 **BG** 0 **# Bdrn** 2
F Baths 1 **H Baths** 1 **T Baths** 2
Master On Main Floor? No
Building Age 19 Yr Built 2004 Yr Built Unknown

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

Garage No
Details
Restr/Prot Covenants

Floor	Room	Size	Floor	Room	Size	Floor	Room	Size
Main Floor	Living Room	18.6x13	2nd Level	Bath 2	4PC			
Main Floor	Kitchen	8x9.6						
Main Floor	Dining Room	11.6x12.6						
Main Floor	Storage	5x.7						
Main Floor	Bath 1	2PC						
2nd Level	Primary	15.6x11						
2nd Level	Bedroom	16.x10						

Monthly Condo Fee 333.13 **Fee Includes** Maintenance, Water M **Pet Friendly** Possible **Plus Den Y/N** N **No. of Parking Spaces** 1

Betterment Charges

Fees

Fees

Listing Office Keller Williams Select Realty

Compliments of Angela Leaman



Main: 902-292-7826 Angela@LeamanMurray.ca
Keller Williams Select Realty

KW SELECT REALTY



2094 Brunswick 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.

Citadel High School

Designated Catchment School

Grades 10 to 12

1855 Trollope St

Joseph Howe Elementary School

Designated Catchment School

Grades PK to 6

2557 Maynard St

Oxford School

Designated Catchment School

Grades PK to 9

6364 North 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 a long list of recreation facilities within a 20 minute walk from this address.



Centennial Pool

1970 Gottingen St



4 mins



Halifax North Common / Emera Oval

Cogswell St



6 mins



Murray Warrington Park

Brunswick St



6 mins

FACILITIES WITHIN A 20 MINUTE WALK

1 Playground

2 Pools

1 Rink

6 Tennis Courts

9 Ball Diamonds

2 Sports Fields

2 Splash Pads

1 Skateboard Park

1 Community Garden

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 2 minute walk away and the nearest rail transit stop is a 24 minute walk away.



Nearest Rail Transit Stop

Halifax



Nearest Street Level Transit Stop

Barrington St After Cornwallis St (6125)



2 mins

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 0.93km.



Queen Elizabeth II Health Sciences Centre - Halifax Infirmary Site

1796 Summer St



Fire Station

5663 West St

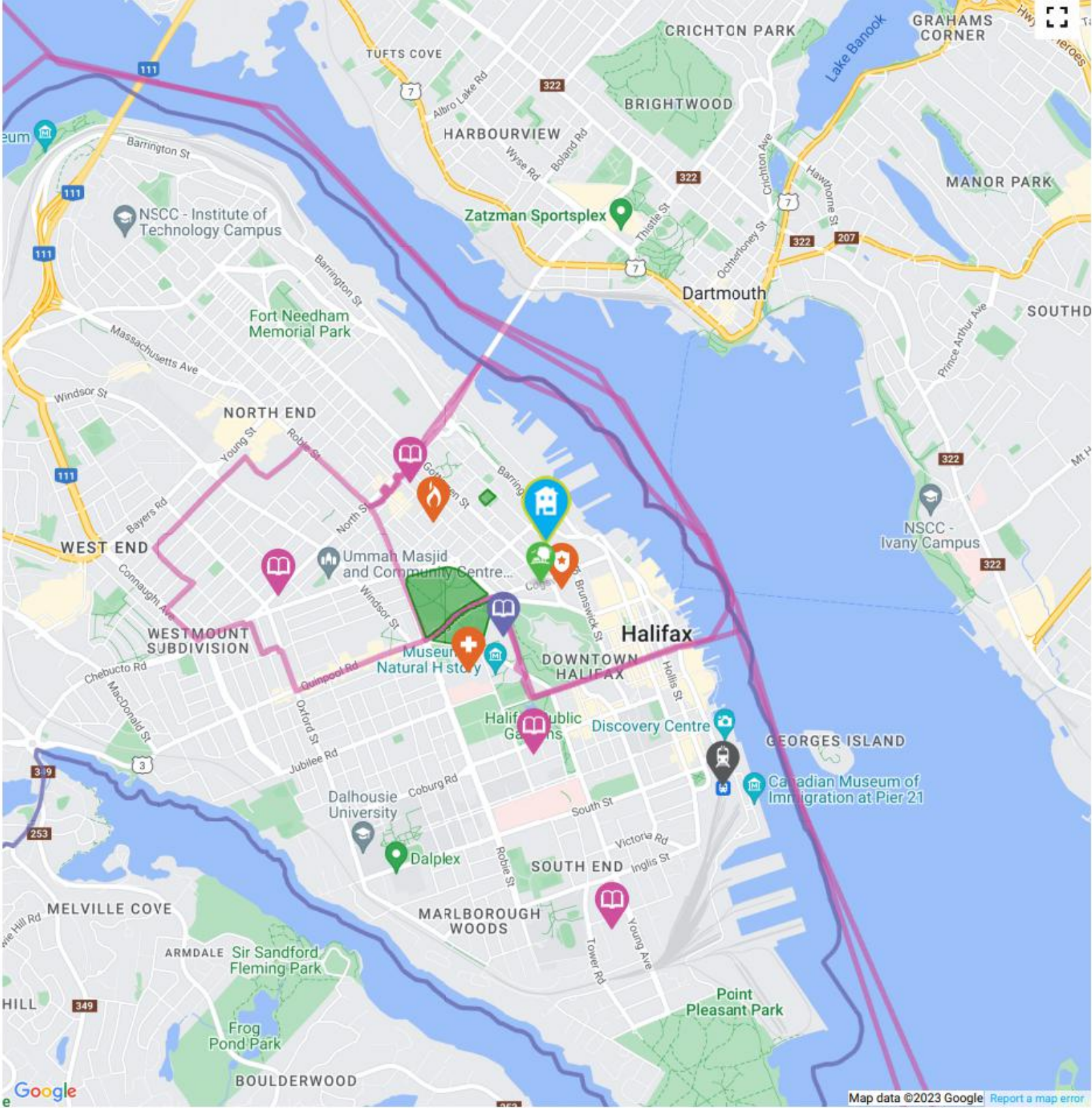


Police Station

1975 Gottingen St

HoodQ

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Elementary
Schools

Middle Schools

High Schools

Transit

Safety

Elementary
Attendance Zone

Middle
Attendance Zone

High Attendance
Zone

Parks

HoodQ

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History of Downtown Halifax

Kjipuktuk (Halifax), meaning "Great Harbour", is located in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaw people. DHBC acknowledges the Peace and Friendship Treaties signed in this Territory and recognizes that we are all Treaty People.

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.

The Scotiabank Centre is one of the largest buildings in Downtown Halifax, as well as the largest arena in Atlantic Canada. It is the home of the Halifax Mooseheads hockey team, and it also plays host to most of the major sporting events and concerts that visit Halifax. The Nova Scotia International Tattoo is held here every year. It is connected to the Downtown Halifax Link, and directly to the World Trade and Convention Centre. The Atlantic Film Festival, Atlantic Jazz Festival and the Halifax Pop Explosion also take place in some downtown venues. The Halifax Convention Centre offers more than 120,000 square feet (11,000 m²) of space for meetings and events.



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.