



Leaman Murray
REAL ESTATE GROUP

KW SELECT REALTY
KELLERWILLIAMS.

911 Pockwock Road, Hammonds Plains, NS





Welcome to 911 Pockwock Road in the sought-after community of Hammonds Plains. This is your chance to own a beautiful, well-maintained 13-year-old mini home with 3 bedrooms, 2 bathrooms, and over 1100 sq ft on your own private (half acre) lot. A home anyone would enjoy living in.

This home has so much to offer with enjoyable features... Freshly Painted (2021), Fridge (2022), Dryer (2023), Toilets (2022), Custom Blinds & Curtains (2022), Fenced in Garden (2022), New Septic (2021), All doors 36 inches wide & Wheelchair accessible, Seat in the main shower, New Siding and Roof on Garage (2022), Heat pump installed (2017), and so much more...





There is plenty to do in the community - For the Golfer: 10 Mins to Glen Arbour Golf Course with so much to offer and a delicious restaurant. - For the Sailor: 20 Mins from Bedford Basin Yacht Club which has many programs for the whole family. - For the Beacher/Swimmer: Nearby the South Shore with a number of options for beaching such as Queensland Beach, Hubbards Beach, Fox Point Beach, Cleveland Beach and so much more.



This home is in the perfect location! Minutes from all your amenities and Emanuel Baptist Church is just 1km away with a hall for entertaining. Just 20 Mins to the Cobequid Community Health Centre, 20 Mins to Downtown Halifax and Dartmouth, and 30 Mins to Halifax Airport. Book your private viewing today!

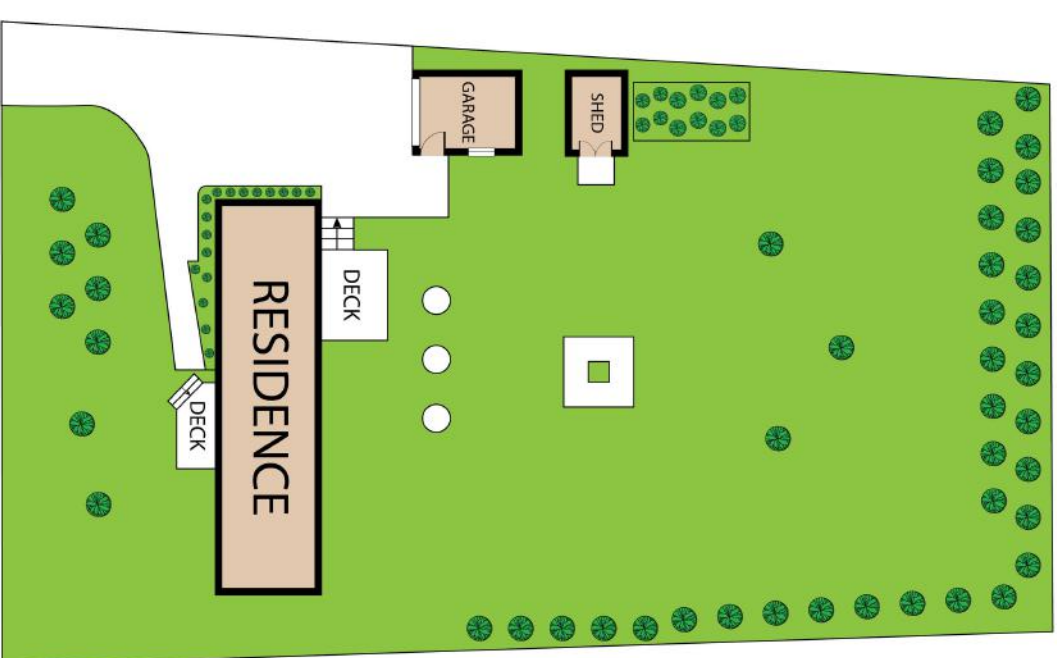
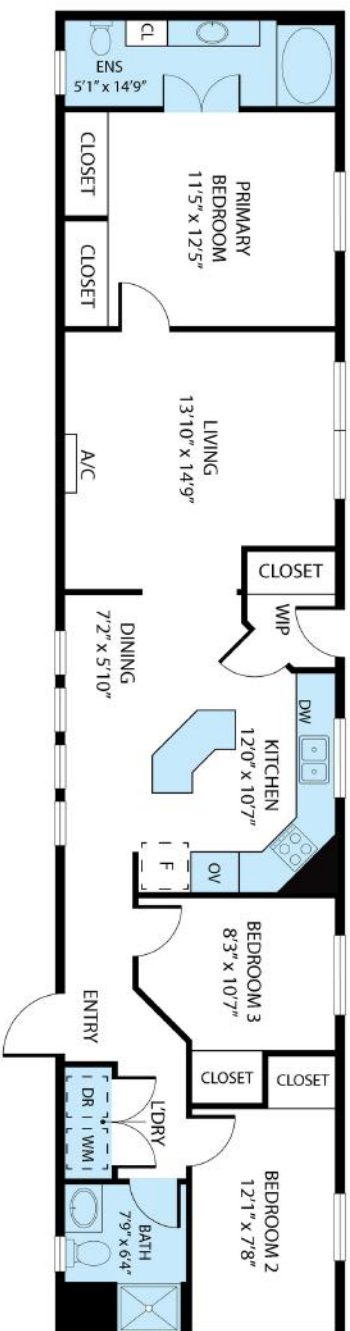


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911 Pockwock Road, Upper Hammonds Plains B4B 1P1

TOTAL APPROX. FLOOR AREA 1,128 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.



911 Pockwock Road

Upper Hammonds Plains, NS
HOODQ ADDRESS REPORT™

Leaman Murray Real Estate Group
902.292.7826

<http://www.LeamanMurray.ca>

SCHOOLS

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



Madeline Symonds Middle School

Designated Catchment School
Grades 6 to 9
290 White Hills Run

Hammonds Plains Consolidated School

Designated Catchment School
Grades PK to 5
2180 Hammonds Plains Rd

Charles P. Allen High School

Designated Catchment School
Grades 10 to 12
200 Innovation Dr

École Secondaire Du Sommet

Designated Catchment School
Grades 6 to 12
500 Larry Uteck Blvd

École Beaubassin

Designated Catchment School
Grades PK to 5
54 Larry Uteck Blvd

PARKS & REC.

Fun is easy to find at the parks near this home. There are lots of opportunities for sports, relaxation and play in nearby parks and recreation facilities.



Upper Hammonds Plains Recreation Centre

711 Pockwock Rd



11 mins

Pockwock Road Park

Pockwock Road



Madeline Symonds School Park

290 White Hills Run



FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|---------------------|--------------------|
| 1 Playground | 1 Community Centre |
| 3 Basketball Courts | 1 Sports Court |
| 1 Ball Diamond | 2 Trails |
| 1 Sports Field | |

TRANSIT

For convenient travel around the city, public transit is accessible from this home.



Nearest Street Level Transit Stop

Hammonds Plains Rd Before Civic 2465 (6821)

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 13.8km.



Cobequid Community Health Centre

40 Freer Lane



Fire Station

2050 Hammonds Plains Rd

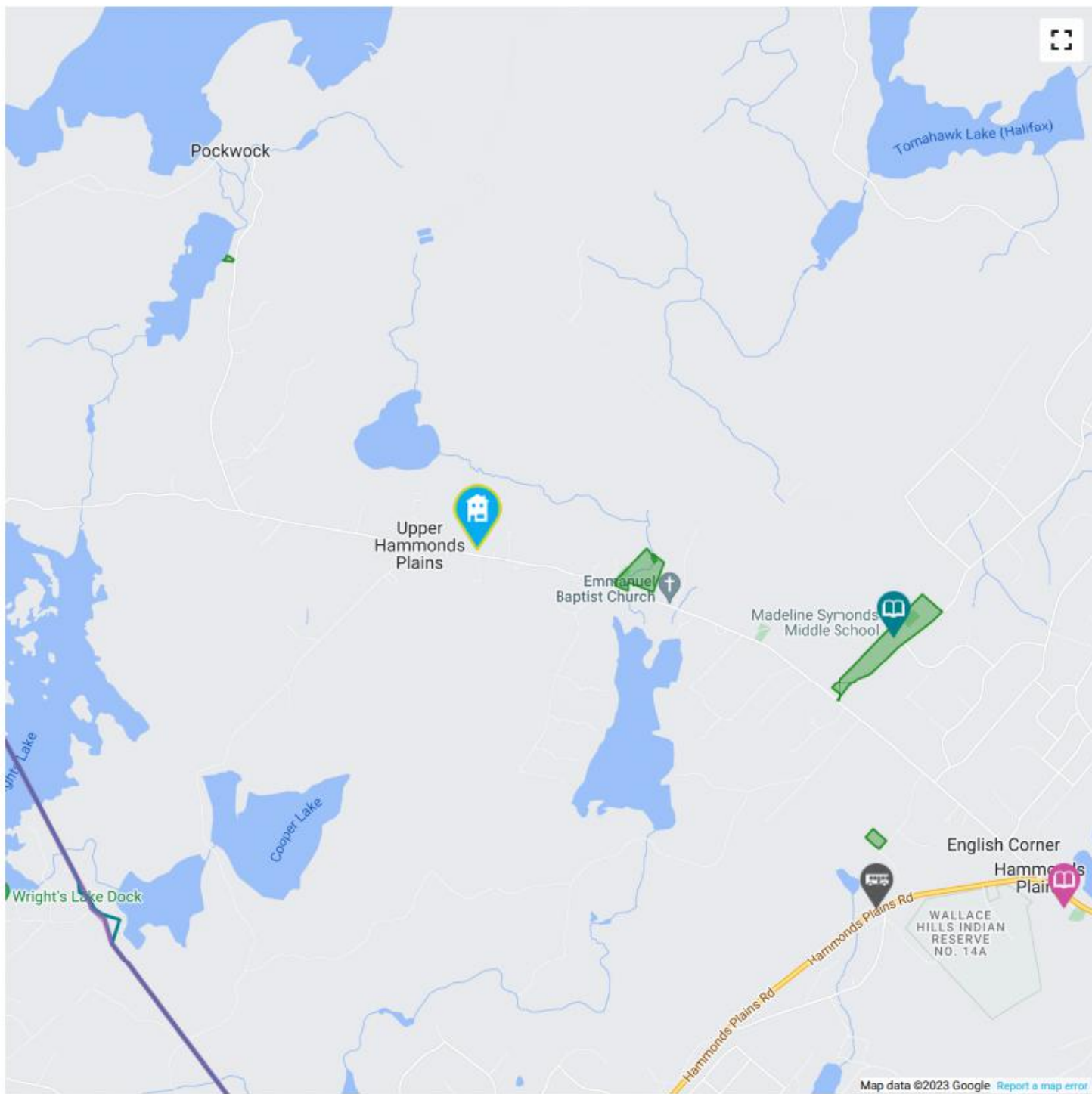


Police Station

1 Eleanor Ln

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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B r i e f H i s t o r y o f H a m m o n d s P l a i n s

Hammonds Plains was established as a settlement area for United Empire Loyalists in 1786 along a road running from Birch Cove on Bedford Basin to St. Margaret's Bay. Landowners voted to name the road after the popular outgoing Lt. Governor Andrew Snape Hamond. Further settlers arrived with disbanded soldiers from the Napoleonic Wars and Black Refugees from the War of 1812. The settlement was also the eastern end of the Old Annapolis Road intended to create a settled corridor and transportation link between Halifax and Annapolis Royal. While the Annapolis Road never developed, settlement opened up a modest amount of viable farmland and more significantly developed many sawmills.

The Hammonds Plains region is rich in small lakes and is a dormitory area for Halifax. Many homes lie on large unserviced lots, except in the Kingswood subdivision where 90% of the units have municipal water service and along the Hammonds Plains Road itself where there are several small businesses involved in automobile repair, waste management, physiotherapy clinics, and other maintenance activities. The population grew rapidly in the 1990s, particularly in subdivisions at the western end of the Hammonds Plains Road. Halifax's water comes from Pockwock Lake which lies north of Hammonds Plains.

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.