



*Leaman Murray*  
REAL ESTATE GROUP

**KW SELECT REALTY**  
KELLERWILLIAMS.

19 Sime Court, Hammonds Plains





Welcome to 19 Sime Court in the desirable community of Kingswood in Hammonds Plains. This beautiful waterfront bungalow has stunning views of McQuade Lake. It's move-in ready offering 5 Beds, 3 Baths, and over 3,700 sq. feet of living space on 2 levels. A perfect home anyone would enjoy visiting.

Bright, clean, and warm... this home has many enjoyable features such as large windows that bring in lots of natural light, oversized private deck for BBQing and entertaining overlooking a beautifully landscaped backyard, stainless steel appliances, nice neighborhood on a quiet cul de sac, big tree-lined yard creating privacy, and water access from your own private dock ....





Plenty to do in the community - For the Golfer: 13 Mins to Glen Arbour Golf Course which is rated one of the top 50 golf courses in Canada, with its expertly designed and maintained private course with beautiful scenery and superior service. - For the Sailor: Less than 15 Mins to Bedford Basin Yacht Club which has been a Bedford Landmark for over 60 years. For the Beacher/Swimmer - Only 9 Mins to Papermill Lake Beach this beautiful beach is easily accessible for all users and less than 30 Min to various other beaches such as Brookdale Beach, Kinsman First Lake Beach, and Shubie Beach just to name a few.





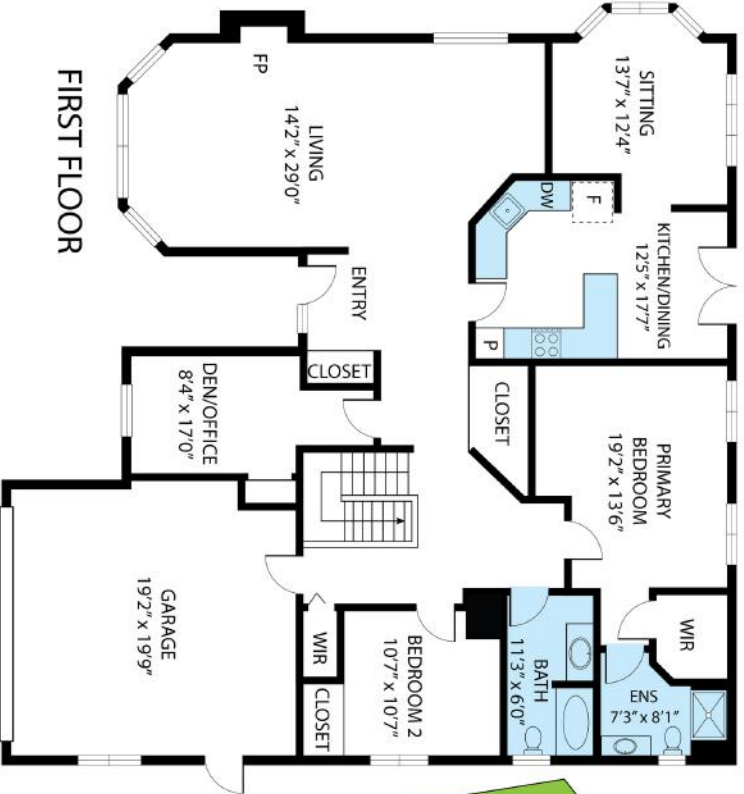
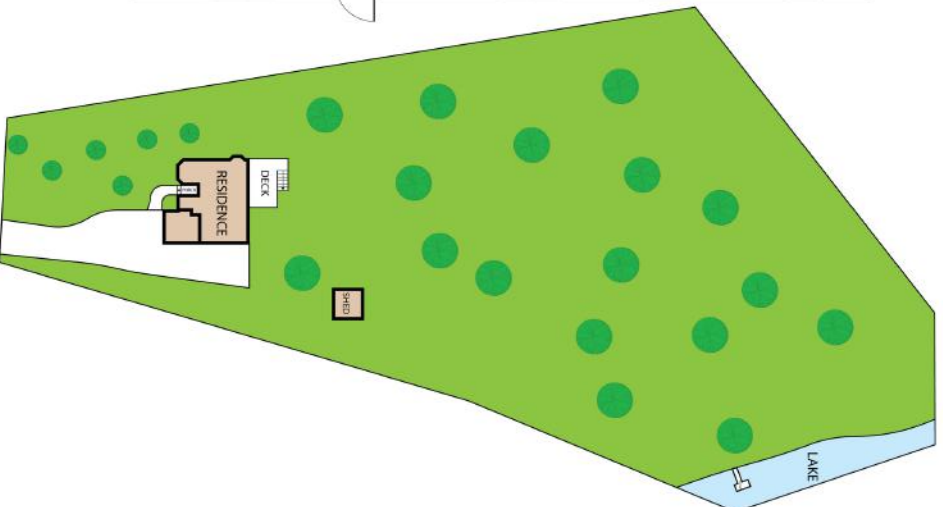
This home is in a perfect location, nearby all your amenities within minutes such as restaurants, farmers market, grocery stores, pharmacies, places of worship, and much more. Less than 10 Min to Atlantic Splash Adventure which is a great place to take the kids in the warmer season along with Hatfield Farms. Minutes away from the major highway systems 102 and 103. Less than 30 Mins to Downtown Halifax, Dartmouth Crossing, QEII HealthCentre, and Halifax Stanfield International Airport. Book your private viewing today



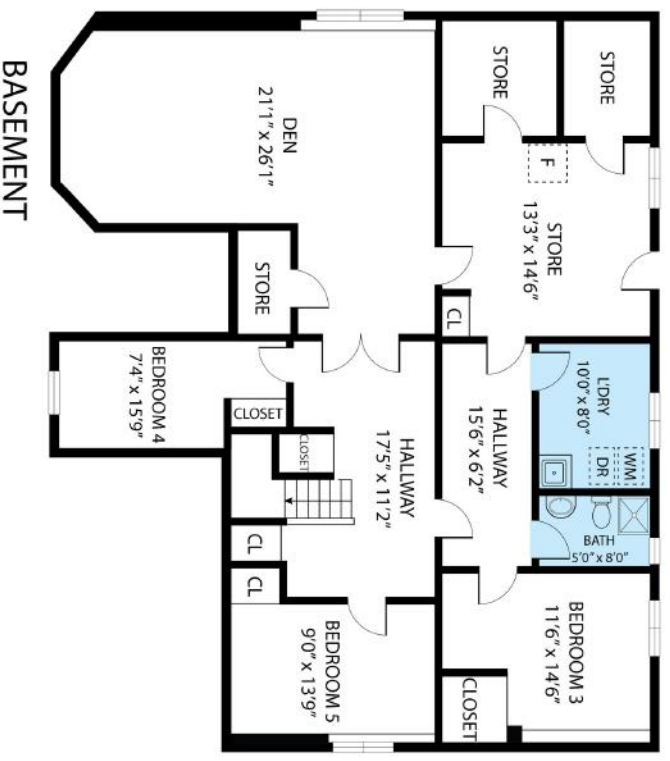
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LeamanMurray.ca



FIRST FLOOR



BASEMENT

**19 Sime Court, Hammonds Plains B4B 1K1**  
**TOTAL APPROX. FLOOR AREA 3,734 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.

BASEMENT : 1,855 SQ.FT  
 FIRST FLOOR : 1,879 SQ.FT  
 TOTAL AREA : 3,734 SQ.FT  
 GARAGE : 436 SQ.FT



# 19 Sime Court

Hammonds Plains, 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.

### Kingswood Elementary School

Designated Catchment School  
Grades PK to 6  
34 Vrege Crt

### 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

### Madeline Symonds Middle School

Designated Catchment School  
Grades 6 to 9  
290 White Hills Run

### École Beaubassin

Designated Catchment School  
Grades PK to 5  
54 Larry Uteck Blvd



## PARKS & REC.

This home is located in park heaven, with 4 parks and 9 recreation facilities within a 20 minute walk from this address.



### Kingswood Elementary School Park

34 Vrege Ct



8 mins



### Blue Mountain Drive Park

Blue Mountain Drive



9 mins



### Long Lake Drive Park

Long Lake Drive



8 mins

### FACILITIES WITHIN A 20 MINUTE WALK

2 Playgrounds

2 Sports Fields

1 Basketball Court

1 Sports Court

1 Ball Diamond

2 Trails

## TRANSIT

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



### Nearest Street Level Transit Stop

Hammonds Plains Rd After Crestfield Dr (6812)



15 mins

## 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 8.07km.



### Cobequid Community Health Centre

40 Freer Lane



### Fire Station

2050 Hammonds Plains Rd



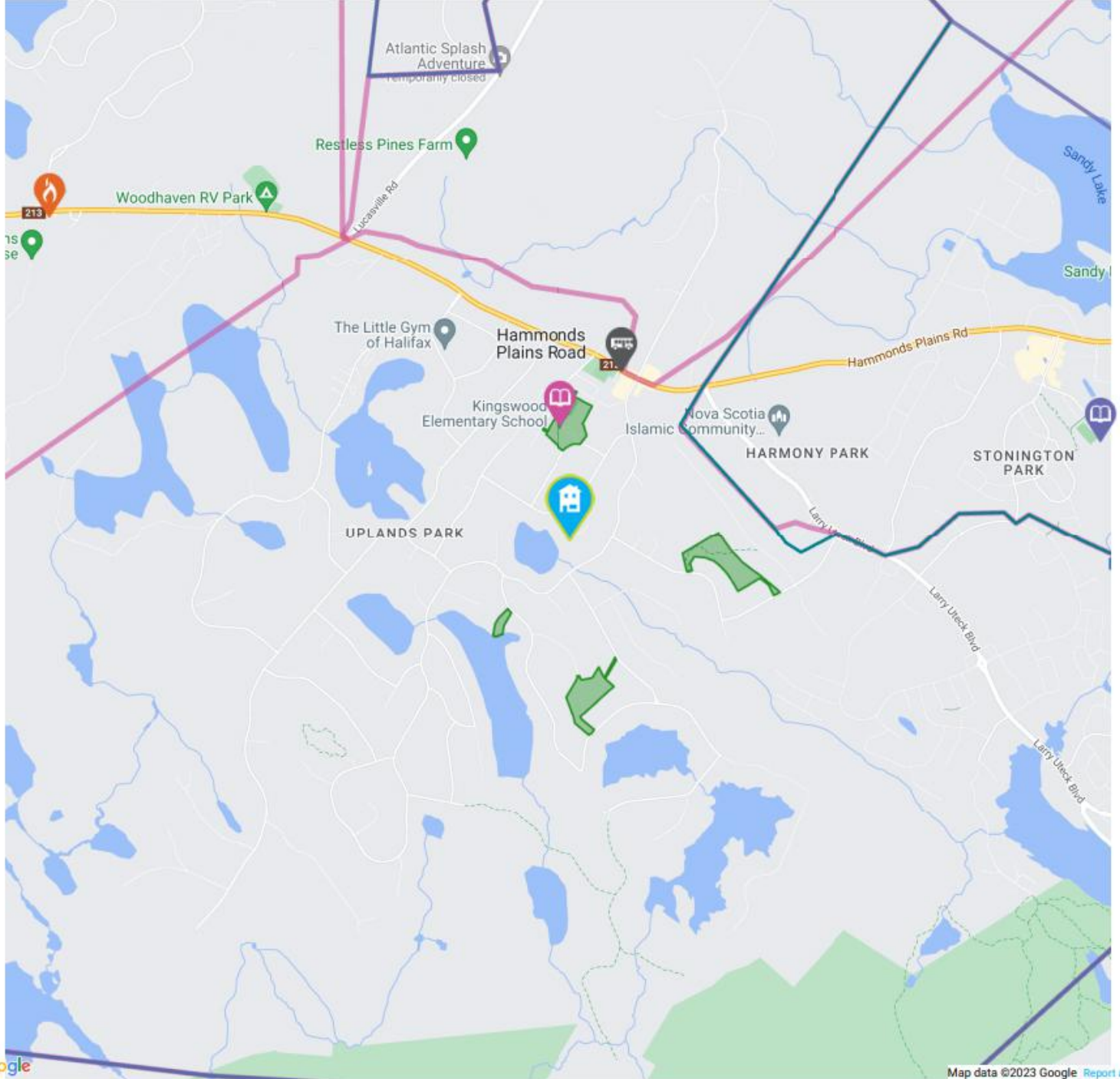
### Police Station

15 Convoy Run

# HoodQ

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Google

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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.

# McQuade Lake



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.