



*Leaman Murray*  
REAL ESTATE GROUP

**KW SELECT REALTY**  
KELLERWILLIAMS.

545 Mineville Road, Mineville, NS





Welcome to 545 Mineville Road! This is a beautiful and spacious detached home that has 3 bedrooms and 1 bathrooms and almost 1800 sq feet of living space. The home also has a spacious backyard that is perfect for entertaining or relaxing with friends and family. A home anyone would enjoy visiting...

Bright, clean, and warm, this home has many enjoyable features such as, an open concept kitchen to your dining and living room, large front windows looking onto a playground for the kids, a spacious and private backyard, updated vinyl flooring (2021), updated bathroom (2021), back deck (2021), wood burning stove in the basement, with so much more...





Plenty to do in the community --For the Golfer: Just 20 Mins away from Brightwood Golf & Country Club with a history dating back to 1914. --For the Sailor: Less than 20 Min to Petpeswick Yacht Club which is a small but vibrant club on the northeast shores of the Petpeswick Inlet in East Petpeswick. - For the Beacher/Swimmer: This home is less than 10 Mins away from a number of beaches, Lawrencetown Beach, Conrads Beach, and Lake Echo Beach to name a few, a perfect place to spend those hot summer days.:



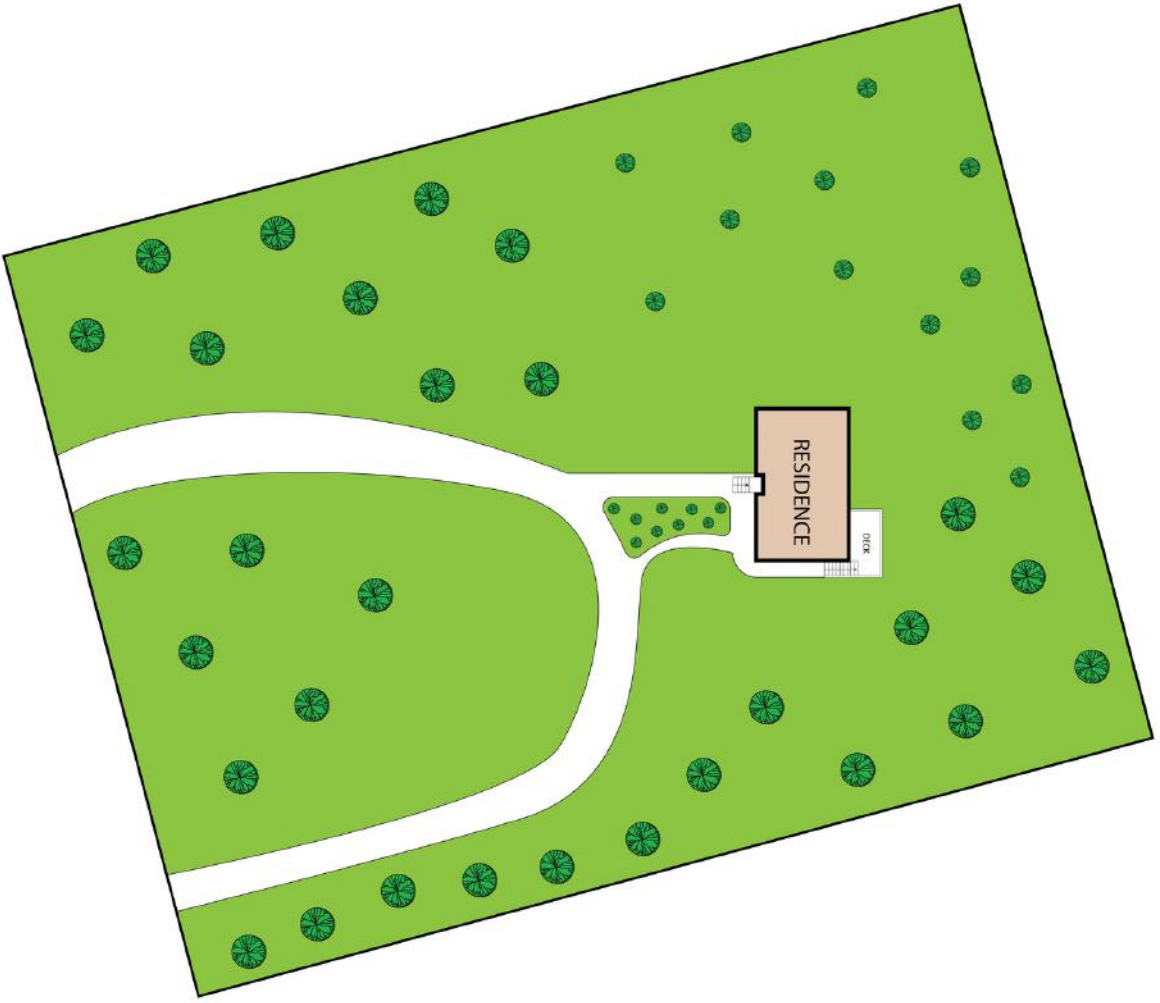
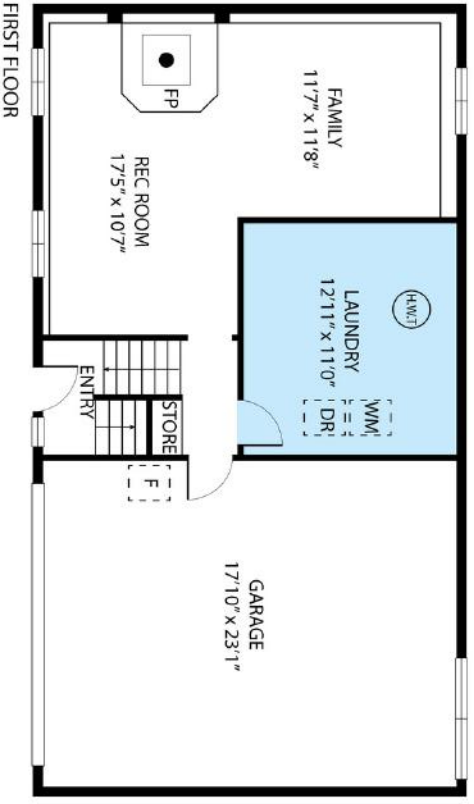
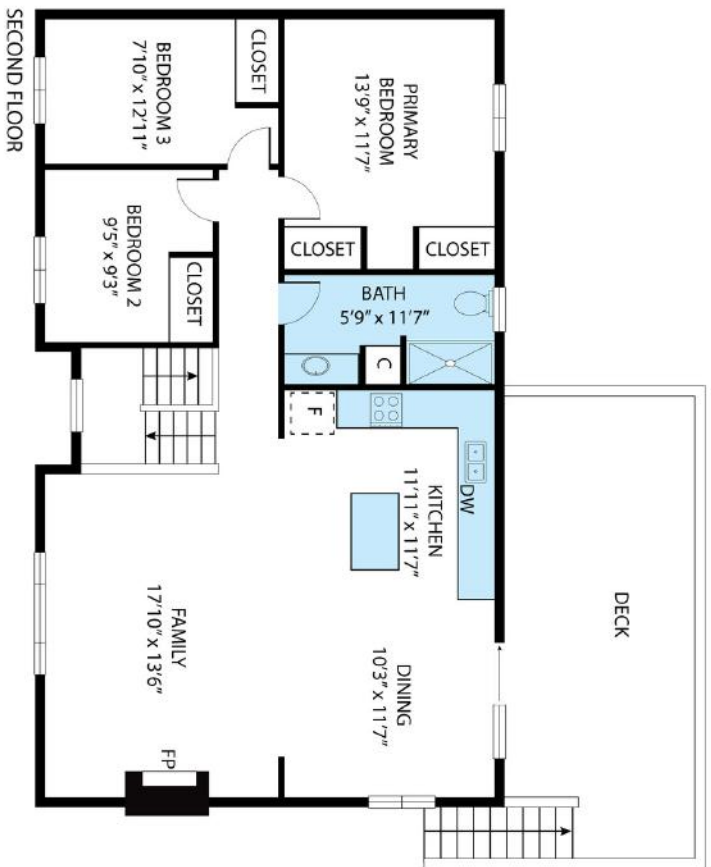
This home is in the perfect location! With a quick drive, you are near all the amenities you need from grocery stores, places of worship, drug stores, restaurants, and much more. This home is only 20 Mins from Dartmouth Crossing with lots of shopping outlets and just 30 Mins from Downtown Halifax, Dartmouth General Hospital, and the Halifax Stanfield International Airport. Don't miss out on this great home! Book your viewing today!



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Jessica@LeamanMurray.ca

LeamanMurray.ca



**545, Mineville B22 1J8**

TOTAL APPROX. FLOOR AREA 1,739 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	:	609 SQ.FT
SECOND FLOOR	:	1,130 SQ.FT
TOTAL AREA	:	1,739 SQ.FT
GARAGE	:	457 SQ.FT



# 545 Mineville Road

Mineville, 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.

### Bell Park Academic Centre

Designated Catchment School  
Grades PK to 6  
4 Thomas St

### Graham Creighton Junior High School

Designated Catchment School  
Grades 7 to 9  
72 Cherry Brook Rd

### Auburn Drive High School

Designated Catchment School  
Grades 10 to 12  
300 Auburn Dr

### École Des Beaux-Marais

Designated Catchment School  
Grades PK to 9  
5261 Nova Scotia Trunk 7

### École Du Carrefour

Designated Catchment School  
Grades 6 to 12  
201 Portage Ave



## 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.

### Wadlow Park

Mineville Rd



1 min



### Werner Park

Stoney Creek Dr



9 mins

### Two River Park

Partridge Nest Dr



8 mins

### FACILITIES WITHIN A 20 MINUTE WALK

2 Playgrounds

1 Rink

1 Tennis Court

1 Volleyball Court

1 Basketball Court

1 Sports Court

4 Trails



## TRANSIT

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

### Nearest Street Level Transit Stop

Hwy 7 Before Mineville Rd (8775)

## 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 14.24km.

### Dartmouth General Hospital

325 Pleasant St



### Fire Station

3035 Nova Scotia Trunk 7

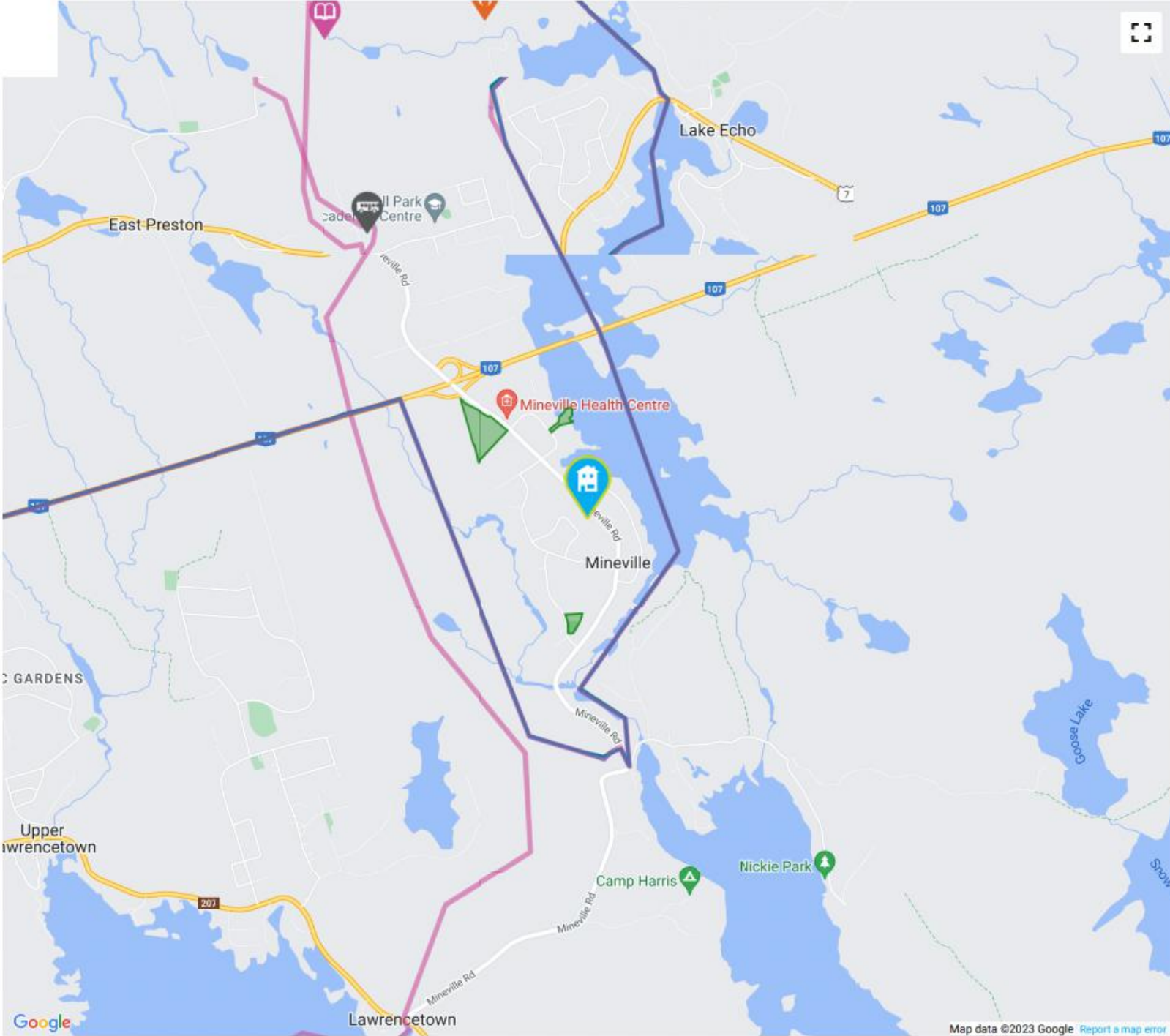


### Police Station

44 Simmonds Rd

# 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   M i n e v i l l e

The community which we now know as Mineville was originally called Salmon Hole, named, of course, for the succulent fish that abounded in the river. Mineville, Nova Scotia is a small coastal town located on the eastern side of the province. It is home to a vibrant fishing and farming community, as well as several historic sites and outdoor activities. The scenic views of the ocean and the surrounding area make it a popular destination for locals and visitors alike. There are a variety of shops and restaurants scattered throughout the area, offering a place to find unique gifts and locally made goods. Along the coast, visitors can explore the old lighthouse and discover the history of the town. Nature lovers can take advantage of the numerous walking trails and parks, offering the opportunity to observe a variety of wildlife. All in all, Mineville is a great place to explore and experience the beauty of Nova Scotia.

# 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: 545 Mineville Road Mineville NS B3Z1J8 PID(s)/ Serial #: 40374910

Seller: \_\_\_\_\_

I/We have owned the Property since: sept 2016

## 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: \_\_\_\_\_

## 2. Heating and Cooling Sources

- 2.1. What is the primary heat source?  
oil  
Unit age, if known: \_\_\_\_\_  
Alternative heat source(s): wood stove  
Unit age(s), if known: \_\_\_\_\_
- 2.2. If there is an oil tank, what date is stamped on the plate/sticker?  
BC The \_\_\_\_\_ day of Jan, 2016.  
What is the type of oil tank?  Steel  Fiberglass  
What is the tank size? 910 Litres  
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? 2022
- 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: \_\_\_\_\_

## 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: \_\_\_\_\_

## 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: \_\_\_\_\_

PROPERTY: 545 Mineville Road

Mineville

NS B3Z1J8

5.2. Are you aware of any repairs or upgrades to the plumbing system?

Yes  No  Does not apply

If yes, provide details: \_\_\_\_\_

**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:

**hard water**

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: **Do Not Have**

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: \_\_\_\_\_

PROPERTY DISCLOSURE STATEMENT (PDS)  
PROPERTY: 545 Mineville Road

Mineville

NS B3Z1J8

**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: \_\_\_\_\_

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**

The information contained in this PDS has been provided to the best of the Seller's knowledge. The Seller confirms receipt of a true copy of the PDS and agrees that it may be given to prospective Buyers. The Seller further agrees to provide prospective Buyers with a further disclosure of any changes in the condition of the Property that have occurred since the completion of this PDS.

Signed and delivered in the presence of:

In Witness whereof I have hereunto set my hand:

\_\_\_\_\_  
Witness

2/17/2023 | 1:36 PM PST

\_\_\_\_\_  
Date

\_\_\_\_\_  
Witness

2/26/2023 | 8:48 PM PST

\_\_\_\_\_  
Date

**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



Nova Scotia Power Inc.  
 PO Box 848, Halifax Nova Scotia B3J 2V7  
 Any questions? Please call us at 1-800-428-6230  
 Weekdays 8am-6pm  
[www.nspower.ca](http://www.nspower.ca)

1  
 Web Access #

Account Number due Feb 15 \$245.00

Service address  
 545 MINEVILLE RD  
 MINEVILLE, NS

Domestic  
 Service from Nov 23 to Jan 24, 2023

*Sign up for  
 paperless billing at  
[nspower.ca/  
 paperless](http://nspower.ca/paperless)*

Meter number	Rate code	No. of days	New meter read	Last meter read	Multiplier	kWh used
2490924	02B	62	18268.95	15826.54	1	2442

Your meter was read on Jan 24, 2023

Billing date Jan 26 Includes payments received by Jan 26

Amount owing from last bill 854.85  
 Balance owing after last payment \$854.85

Energy charges:

Base Charge \$10.83/month 21.66  
 Energy 2442 kWh x \$0.16215 395.97  
 Total energy charges 417.63

Other charges

Tax: HST (11931 4938 RT) 62.65  
 Provincial Rebate -41.76  
 Total other charges 20.89

Total Account Balance \$1,293.37

Equal Bill:	Due	\$245.00
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Interest on overdue amounts is calculated at 1.5 % per month or part thereof (19.56%) per annum).

\*\*\*Your new 2023 monthly payment is \$ 245.00  
 This amount is based on your actual electricity usage over the

Your average cost of electricity during this period was \$6.74 per day before taxes.

Past electric use:

Bill date	Energy used	No. of days	kWh per day
Jan 23	2442	62	39.4
Nov 22	1452	62	23.4
Oct 22	1248	62	20.1
Jul 22	1243	59	21.1
May 22	2536	61	41.6
Mar 22	2159	58	37.2
Jan 22	2780	67	41.5

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.