

## Welcome to 34 Pearl Drive



The perfect family home awaits! Sitting in a lovely neighbourhood with great schools and parks and playgrounds nearby, this home has its own swimming pool which means you might never want to leave home! Upstairs you'll find three good sized bedrooms plus laundry, main bathroom, and a luxurious ensuite bathroom. The main floor features an open kitchen / dining / living room area plus an office or playroom, half bath, and a second living room or office space. The fully finished basement offers even more space with a large rec room, storage room, half bath, and bedroom or office. From the kitchen, step onto the deck and then into the large (15x30) heated above-ground pool. The space is quiet and private, a great place to entertain or spend quality family time! New sand filter for pool (2024); Tesla charger and new 200 amp panel installed in 2023; dryer (2023). The Kiwanis Centre Beach and Park at Morris Lake is 2 minutes by car or 8 minutes on foot; Shearwater is 10 minutes and the Cole Harbour Walmart is 7 minutes away by car.

***BUY WITH CONFIDENCE, SELL WITH SUCCESS!***

Susan Eldridge | REALTOR® | 902-478-1928 | [www.YourHalifaxRealtor.ca](http://www.YourHalifaxRealtor.ca) | [susan@yourhalifaxrealtor.ca](mailto:susan@yourhalifaxrealtor.ca)





Welcome home!



Grassy front yard



Nice big paved driveway



Wonderful curb appeal!



Covered front veranda



Apple tree and gate to yard



Access to private deck



Good-sized shed





Large deck becomes an outdoor room



Great for entertaining



Separately fenced pool area



Yard for kids and pets



Large clean pool



Nice deck around the pool



No need to go anywhere else!!



Front entryway





Front entryway



Generously sized front foyer



Living room



Den / office / playroom



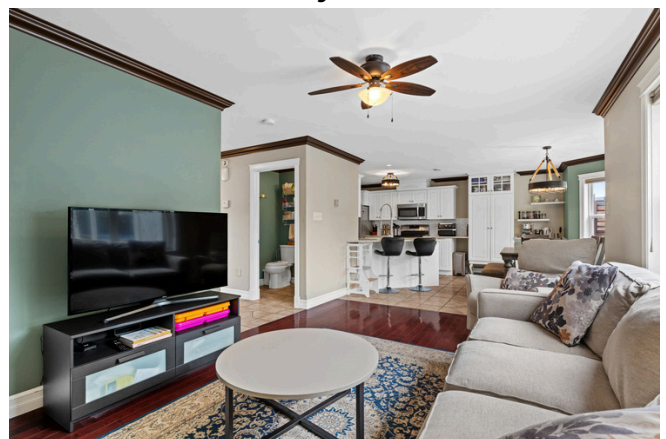
Main floor half bath



Family room



Lots of natural light



Open concept to kitchen area





Dining area



Door to deck & pool



Nice bright kitchen



Lots of space to cook!



Upstairs hallway



Huge hallway!



Bedroom #1



Bedroom #2





Primary bedroom



Doors to ensuite and hallway



Ensuite bathroom



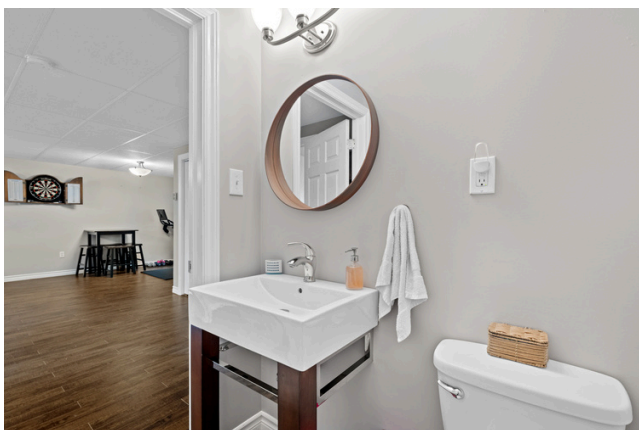
Huge rec room



Loads of space down here!



Basement bedroom

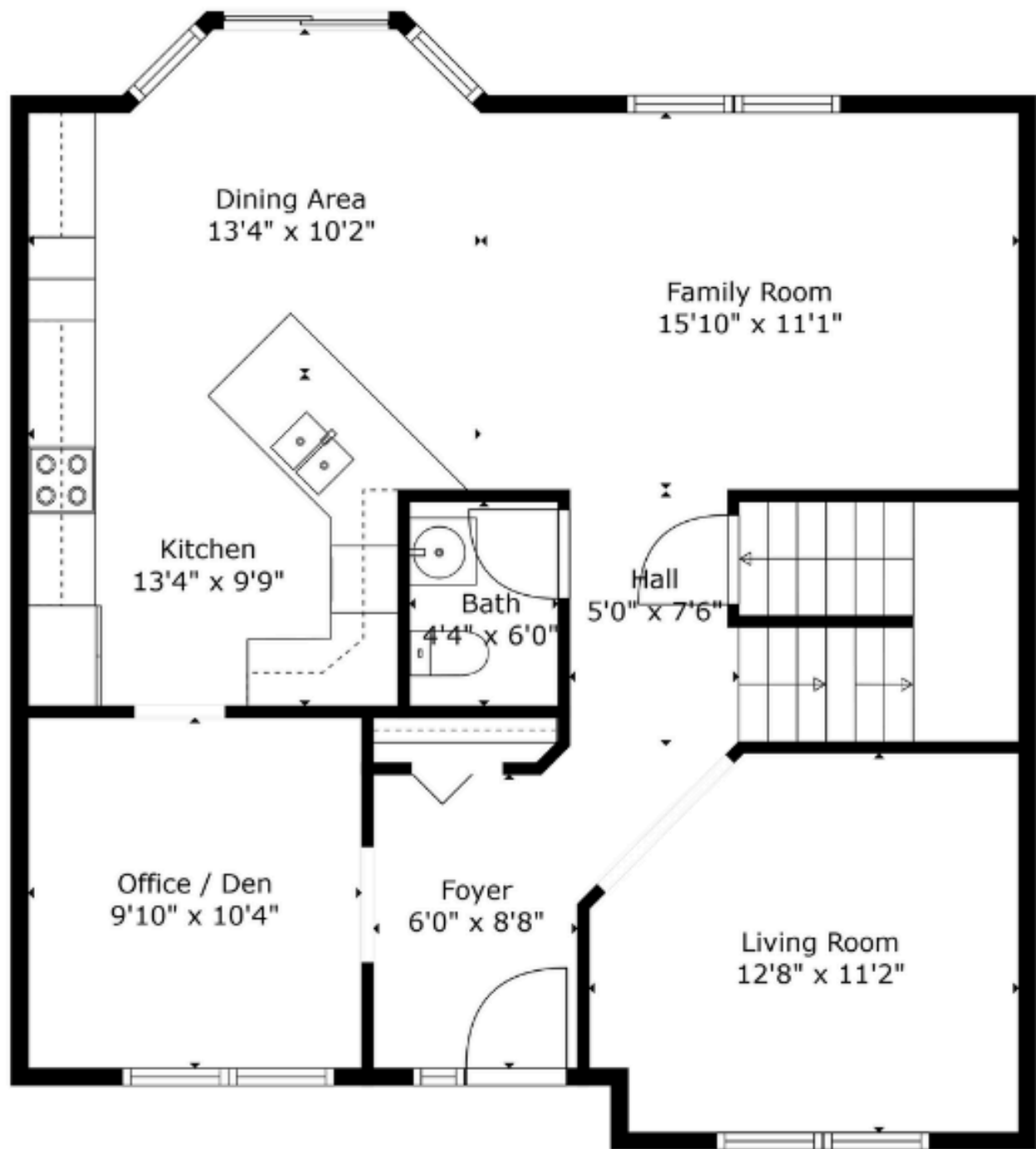


Basement half bath



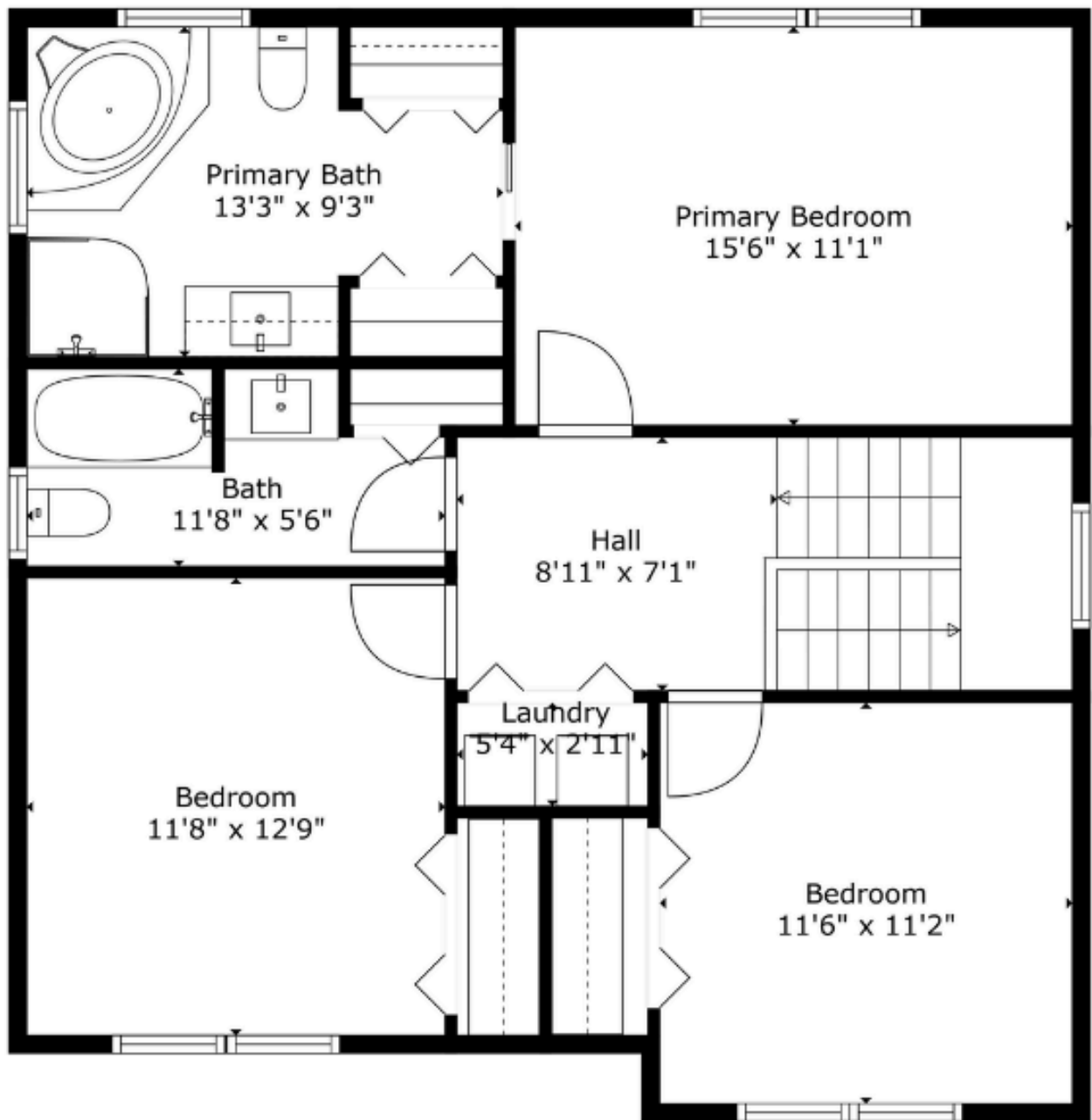
Storage / utility room





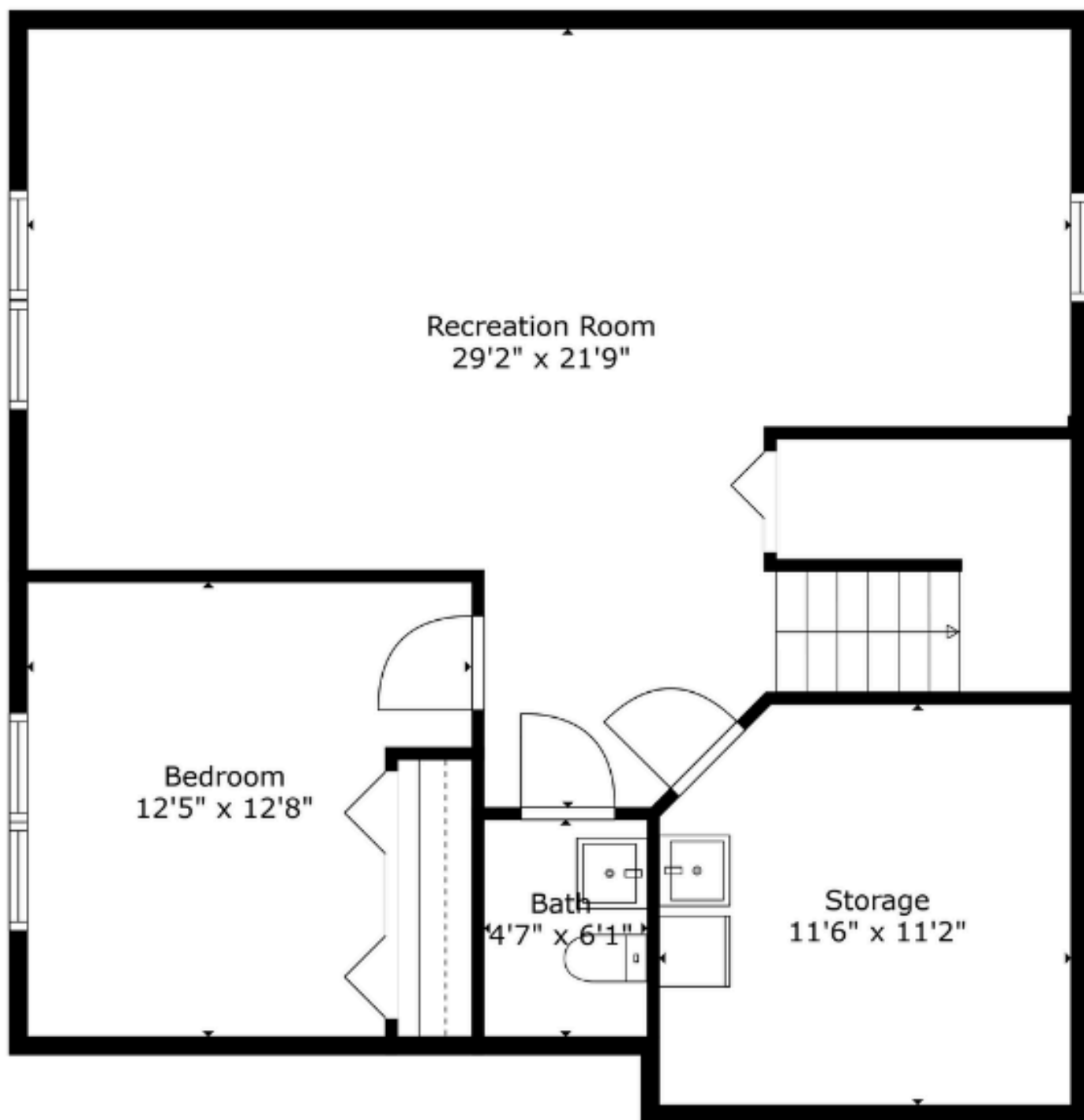
Main floor





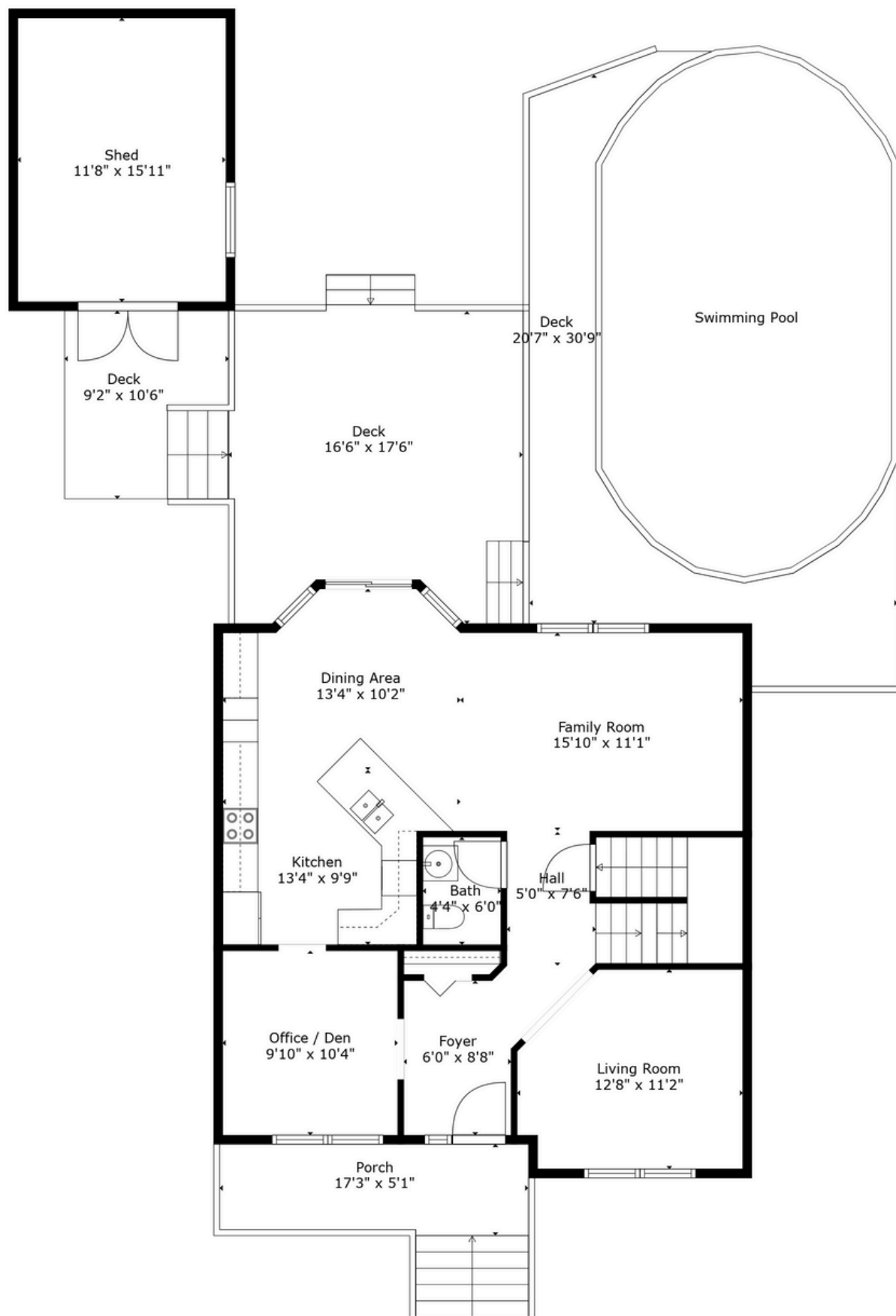
Second floor





Basement





Main floor with pool, decks and shed

**Assessment Account Number (AAN):** 09589600

**Property Legal Description:** 34 PEARL DR LOT 37 COLE HARBOUR DWELLING BUILDING

**Customer Number:** 1000316129

**Assessed Owner(s):**  
[REDACTED]

### Your Interim 2025/26 Tax Bill

Interim 2025/26 Taxes	\$3,102.48
<b>Interim 2025/26 Taxes</b>	<b>\$3,102.48</b>

### Your Summary

Interim Taxes 2025/26	\$3,102.48
<b>Balance Due</b>	<b>\$3,102.48</b>

Based on 50% of your estimated taxes (current year's assessment multiplied with proposed rate)

### Need Help Paying Your Bill?

Call 311 or visit [Get help paying your property taxes](#) to learn about the residential tax exemption and deferral program.

### Unsure How To Pay Your Bill?

The HRM offers flexible payment options including payment through online banking and pre-authorized payment plans. Scan the corresponding QR Code to learn more.



Please keep this bill for your records. Per By-law F-303, bill reprints will incur a charge of \$15 per request.

PLEASE DETACH AND RETURN WITH REMITTANCE

REMITTANCE PORTION - PAYABLE AT MOST FINANCIAL INSTITUTIONS

Bill Date	Due Date	Account #	PIN #	Amount Due	Amount Paid
Feb 16, 2025	Apr 30, 2025	41095896001	602300082425	3,102.48	3102.48



HALIFAX REGIONAL MUNICIPALITY  
Please print change of mailing address below:

conf # 6689  
Apr 11/2025

34 PEARL DR  
DARTMOUTH NS B2V 2T7





# 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.

NSREC APPROVED  
07/01/2025 (3)  
FORM 211  
PAGE 1 OF 3

**This Property Disclosure Statement (PDS) is optional and is to be completed by the Seller to the best of their knowledge. The Seller is responsible for the accuracy of the information on this PDS. If a seller wants to disclose information about multiple parts of a property, they should complete separate PDSs for the different components of a property to ensure accurate disclosure. However, if the answers are the same for all components of buildings, on the property, the Seller may complete one form, identifying all components included. If additional space is required for responses, attach a schedule. If changes to the property conditions occur prior to closing, the Buyer will be notified in writing.**

**Property Address:** 34 Pearl Drive Cole Harbour NS B2V 2T7 **PID(s)/ Serial #:** 40864720

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

**The Seller confirms the disclosures provided in this PDS applies only to the selected buildings or structures on the property:**

☒ Main House ☐ Guest House ☐ Detached Garage ☐ Barn ☒ Shed ☐ Land ☒ Other: above ground swimming pool

**I/We have owned the Property since:** August 4, 2022

## 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 insulation in the exterior walls? ☐ Yes ☐ No ☒ Do not know

Type: \_\_\_\_\_

**1.4.** Is there insulation in the attic/roof? ☒ Yes ☐ No ☐ Do not know

Type: Don't know

**1.5.** What is the age and type of roof?

Age: 5 years ☐ Do not know

Type: Asphalt ☐ Do not know

Are you aware of any repairs or upgrades made to the roof?

☐ Yes ☒ No ☐ Does not apply

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

## 2. Heating and Cooling Sources

**2.1.** What is the primary heat source and unit age, if known?

Source: Oil fired furnace Age: 21 years ☐ Do not know

If applicable, what are the alternative heat source(s) and unit age(s), if known?

Source: 4 x Ductless heat pumps Age: 8 years ☐ Do not know

Source: \_\_\_\_\_ Age: \_\_\_\_\_ ☐ Do not know

Source: \_\_\_\_\_ Age: \_\_\_\_\_ ☐ Do not know

**2.2.** If there is an oil tank, what date is stamped on the plate/sticker?

The \_\_\_\_\_ day of 09, 2020.

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.** If there is a wood stove/fireplace, was the insert(s) properly installed by certified personnel? ☐ Yes ☐ No ☐ Do not know ☒ Does not apply

If there is a woodstove/fireplace, is it WETT certified?

☐ Yes ☐ No ☐ Do not know

If yes, will documentation be provided to the Buyer? ☐ Yes ☐ No

**2.4.** If there is a chimney, are you aware of any problems or malfunctions with the chimney? ☐ Yes ☐ No ☒ Does not apply

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? \_\_\_\_\_

**2.5.** Is there is a water heater on the property?

☐ Yes ☒ No

If yes, what is the age? \_\_\_\_\_ ☐ Do not know

If yes, what is the energy source? \_\_\_\_\_

**2.6.** Are you aware of any problems and/or malfunctions with the heating/cooling sources? ☐ Yes ☒ No If yes, provide details: \_\_\_\_\_

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

## 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: Panel upgraded to 200 amp in 2023



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**SELLER'S INITIALS** \_\_\_\_\_

**BUYER'S INITIALS:** \_\_\_\_\_ / \_\_\_\_\_

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

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 ☐ None

☐ 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: \_\_\_\_\_

Does the treatment system treat all household water? ☐ Yes ☐ No

If no, which tap(s): \_\_\_\_\_

6.4. If there is a well:

a) Is a well certificate available? ☐ Yes ☐ No ☐ Do not know

If yes, will documentation be provided to the Buyer? ☐ Yes ☐ No

b) Where is the well physically located?

☐ On the property ☐ On another property (specify below)

☐ Do not know Provide details: \_\_\_\_\_

c) Is the well shared? ☐ Yes ☐ No ☐ Do not know

If shared, is there deeded access or a documented agreement related to the well? ☐ Yes ☐ No ☐ Do not know

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

## 7. Sewage Disposal (Municipal and Septic)

7.1. What is the type of sewage disposal?

☒ Municipal ☐ Septic system ☐ Holding tank ☐ None

☐ Other: \_\_\_\_\_

7.2. What is the age of the sewage disposal selected in clause 7.1?

Age: \_\_\_\_\_ ☐ Do not know

7.3. Where is the sewage disposal and/or clean out located? \_\_\_\_\_

7.4. Are you aware of any problems and/or malfunctions with the sewage disposal?

☐ Yes ☐ No ☒ Does not apply

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

7.5. Are you aware of any repairs or upgrades to the sewage disposal?

☐ Yes ☐ No ☒ Does not apply

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

If yes, will supporting documentation of the repairs or upgrades be provided to the Buyer? ☐ Yes ☐ No If no, provide details: \_\_\_\_\_

7.6. If not municipal:

a) If applicable, what date was the system last pumped and by whom? \_\_\_\_\_

b) Is there septic disposal documentation available? ☐ Yes ☐ No

If yes, will a copy be provided to the Buyer? ☐ Yes ☐ No

## 8. Environmental and Land

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, fuel leaks, mould, asbestos, the existence of any mining operations, buried garbage/debris, decommissioned sewage disposal 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: \_\_\_\_\_

8.6. Are you aware of any damage or hazards due to wind, fire, water/flooding, erosion, sinkholes, natural disaster, wood rot, pests, rodents or insects?

☐ Yes ☒ No If yes, provide details: \_\_\_\_\_

8.7. Is the Property located on or near a floodplain or designated flood zone?

☐ Yes ☐ No ☒ Do not know

8.8. Has there been damage to the property due to coastal flooding or coastal erosion? ☐ Yes ☒ No ☐ Do not know

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

8.9. Are you aware of any changes made to the property to help manage coastal flooding and/or coastal erosion? ☐ Yes ☒ No ☐ Does not apply

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





8.10. Are you aware of the property ever experiencing any other flooding, pooling, or having drainage issues? ☐ Yes ☒ No

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

8.11. Is the Property located in a watershed district?

☐ Yes ☐ No ☒ Do not know

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

8.12. Have you filed an insurance claim for property damage in the last five (5) years?

☐ Yes ☒ No If yes, provide details: \_\_\_\_\_

## 9. Use Restrictions, Zoning and Permits

9.1. Does the Property conform with municipal by-laws 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: \_\_\_\_\_

9.4. 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

9.5. Are you aware of any limitations with the Property including, but not limited to: restrictive or protective covenants, easements, rights of ways, 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

9.6. 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: \_\_\_\_\_

## 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. Warranties and Financial Obligations

11.1. Is there any ongoing financial obligations related to the Property that the buyer will be responsible for? ☐ Yes ☒ No

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

11.2. Is there a new home warranty? ☐ Yes ☒ No

Expiry date: The \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

11.3. Are there any other warranties? ☐ Yes ☒ No

If yes, are the warranties transferable and will documentation be provided?

☐ Yes ☐ No

## 12. 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 written 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 \_\_\_\_\_

08/25/2025 5:59 PM

Date

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

08/25/2025 5:59 PM

Date

## 13. 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. 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 \_\_\_\_\_

From: Customer Service [hlx@thebrick.com](mailto:hlx@thebrick.com)  
Subject: The Brick Halifax Thank you for your recent purchase! Receipt/order:  
062433QFTDW  
Date: Jun 24, 2023 at 10:47:52 AM

The **BRICK.**

SEE FLYER  >

Furniture

Mattresses

Appliances

Electronics



# THANK YOU

thank you for purchasing from The Brick!  
Proudly Canadian since 1971.

We are obsessed with Saving You More! We hope you are pleased with your experience and we can't wait for you to start enjoying your new purchase. Please visit our Help Centre for useful advice, additional services and full policy details. To help us assist you, please keep this receipt in case you need to contact us in the future.

## CUSTOMER INFORMATION

Customer Name

Delivery Address

Phone Number (Main)

34 PEARL DR

Customer Code

DARTMOUTH, NS, B2V2T7

Phone Number (Secondary)

Email

## STORE INFORMATION

Store Address

192 CHAIN LAKE DRIVE  
HALIFAX, NS, B3S 1C5

Customer Service

902-536-0606

Salesperson(s)

PAL J

Email

[hlx@thebrick.com](mailto:hlx@thebrick.com)

## ORDER DETAILS

Pickup or Delivery

PICKUP - SAL

Order Number

062433QFTDW

Purchase Date

24-JUN-2023

Preferred Date

01-JUL-2023



Description	Quantity	Item Price	Total
ELEC/DRYER - WW	1	\$ 699.95	\$ 699.95
SKU	YSN (Vendor Model Number)		Vendor
YWED4850	YWED4850HW		0132
RTA x	WTY x	SO x	AS-IS x

#### LEGEND

RTA Ready to Assemble  
WTY Warranty  
SO Special Order  
AS-IS Clearance Items  
TBA To Be Arranged

More details on RTA, WTY, SO, AS-IS items  
and TBA dates can be found under  
"Important Information" below.

Item Subtotal \$ 699.95  
Delivery Fee \$ .00  
Taxable Total \$ 699.95  
GST / HST \* \$ 104.99  
PST / QST \* \$ .00  
Grand Total \$ 804.94  
Payment or Deposit \$ 804.94  
Balance \$ .00

#### Comments

cx is aware of 48hrs of damage policy and dont want wrty pick up 159  
higney ave dartmouth

#### PAYMENT INFORMATION

Amount	Method	Finance Code	Approval Number	Date & Time
804.94	MASTERCARD		01827Z	24-JUN-2023 06:47:33

#### FINANCING LEGEND

DNP Do Not Pay - No interest, no payments. (Promotional Offer)  
EMP Equal Monthly Payments (Promotional Offer)

**SCHEDULE "A"****665****LOT 37**

All and singular, that certain lot, piece or parcel of land situate, lying and being on the northwestern side of Pearl Drive in Cole Harbour, in the County of Halifax, Province of Nova Scotia, and shown as Lot 37 on a plan of survey entitled "Plan Of Survey Of Pearl Drive Park - Phase 2, Lots 37 - 62 Inclusive, A Subdivision Of Lands Conveyed To Barwill Developments Limited...", as prepared by North Star Surveying and Engineering Limited and signed by Glenn M. Crews, NSLS, dated January 21<sup>st</sup>, 2003 and being more particularly described as follows:

Beginning at a Point on the northwestern boundary of Pearl Drive - Parcel PD2, and at the most eastern corner of Lot 90, being lands conveyed to Tower Construction Limited, as recorded in book 6271 at page 463, said street has a width of 20.000 metres, and said point being the most southern corner of Lot 37 described herein;

Thence, following the northwestern boundary of Pearl Drive, North 47° 51' 28" East, for a distance of 18.300 metres to a point at the most southern corner of Lot 38, as shown on said plan;

Thence, following the southwestern boundary of said Lot 38, North 42° 08' 32" West, for a distance of 30.480 metres to a point at the most eastern corner of Lot 30 and the most southern corner of Lot 29, as shown on a plan of Pearl Drive Park - Phase 1, said point also being the most western corner of said Lot 38;

Thence, following the southeastern boundary of said Lot 30, South 47° 51' 28" West, for a distance of 18.300 metres to a point at the most northern corner of aforementioned Lot 90, said point also being the most eastern corner of Lot 31 and the most southern corner of said Lot 30;

Thence, following the northeastern boundary of said Lot 90, South 42° 08' 32" East, for a distance of 30.480 metres to the Point of Beginning;

SUBJECT TO that portion of Easement K, as shown on said plan, being a 6 metre wide easement in favour of Nova Scotia Power Inc. over the southeastern portion of Lot 37;

ALSO SUBJECT TO that portion of Easement H, as shown on said plan, being a 1 metre wide service easement, over the southeastern portion of Lot 37, in favour of the Halifax Regional Water Commission for the purpose of access to and maintenance of domestic water valves;

Lot 37 contains an area of 557.8 square metres;

Bearings are grid, derived from Nova Scotia Coordinate Monuments 4426 and 4479 referred to the Nova Scotia 3° Transverse Mercator Projection, Zone 5, Central Meridian 64° 30' West, 1979 coordinate values.

Lot 37 being a portion of Block A1, lands conveyed to Barwill Developments Limited by deed recorded at the Halifax Registry of Deeds in book 6560 at page 443.

Glenn M. Crews, NSLS



**SCHEDULE "B"**  
**BARWILL DEVELOPMENTS LIMITED**  
**PEARL DRIVE PARK**  
**PROTECTIVE COVENANTS**

The Purchaser covenants and agrees with the Vendor to observe and comply with the following restrictions made in pursuance of a building scheme established by the Vendor. The burden of these restrictions shall run with the lands described in Schedule "A" attached hereto (hereinafter referred to as the "lands"). These restrictions shall be binding upon and enure to the benefit of the heirs, executors, administrators, representatives, successors and assigns of the parties.

1. No building other than a single-family dwelling shall be constructed on the lands.
2. Prior to any site works (excavation and filling) or the construction of any dwelling on the lands, approval of the proposed building plans must be obtained in writing from the Vendor.
3. The dwelling and associated landscaping shall be completed within one year from the date of commencement of construction.
4. No living tree larger than 4" in diameter (at its widest point) shall be cut down, destroyed or removed at any time without the express written approval of the Vendor. If such a tree is cut down, destroyed or removed without the express written approval of the Vendor, it shall be replaced forthwith by the Purchaser at his expense. Trees within the area to be excavated for the erection of a dwelling house may be cut or removed as directed by the Vendor.
5. The Purchaser agrees to plant no fewer than two (2) trees not less than five feet (5) high on the portion of the lands between the street and the front of the dwelling.
6. No signs, billboards, placards, notices or other advertising or informational matter of any kind (except signs of the same size and type ordinarily employed by real estate agents offering the lands for sale or rent) shall be placed on the said lands without the express written approval of the Vendor.
7. No exterior aerials, antennas, satellite disks or solar panels shall be erected or maintained on any part of the lands without the express written approval of the Vendor.
8. The lands, including the buildings erected thereon, shall not at any time be used for the purpose of any profession, trade or business whatsoever nor as any pre-school, kindergarten, school, daycare center, church, hospital, hostel or other institution, nor as a hotel, apartment house, duplex, boarding or lodging house or place of public resort or for any sport or game (other than such sports or games as are usually played in connection with the occupation of a private residence). The Purchaser shall not do or permit to be done on the lands anything that may be a nuisance to the occupants of any adjacent or neighboring properties.

9. No animals other than household pets normally kept in private homes in urban residential areas shall be kept upon the lands. No breeding of pets shall be carried on upon the lands.
10. No major repairs to any motor vehicle, boat, or trailer shall be done on the lands except within a wholly enclosed garage.
11. No boat, motor vehicle, or trailer with living, sleeping or eating accommodations shall be placed, located, kept or maintained on the lands except upon the driveway of the lands between the front and rear lines of the dwelling located on the lands.
12. No refuse or waste pile shall be maintained on the lands.
13. The Purchaser agrees and acknowledges that the lands are subject to existing public utility and municipal easements.
14. Notwithstanding anything herein contained the Vendor may waive, alter, or modify the above covenants in their application to any lot or parcel of land comprising part of Pearl Drive Park without notice to the owners of any other lot or parcels of lands in Pearl Drive Park.
15. Notwithstanding anything herein contained, the Vendor may assign all or any part of its rights which arise under these restrictions.
16. The Vendor reserves the right to charge for its costs in providing letters to third parties confirming compliance of the lands with the terms of these protective covenants.
17. The restrictions herein are severable and the invalidity of unenforceability of any restrictions shall not affect the validity or enforceability or any other restrictions. These covenants shall run with the lands and be in force for a period of fifteen (15) years from the date of final approval for the subdivision or the date that Phase 1 of the subdivision has been completely sold, whichever is sooner. Thereafter any changes to the covenants require that two thirds (2/3rds) of the residents support such change. In the event that enforcement of these covenants is required, the party in default of the covenants is responsible to the Vendor for all claims, damages, costs or expenses resulting therefrom including legal fees on a solicitor-client basis.



# CENTURY 21<sup>®</sup>

Trident Realty Ltd.



**Call your agent today for a viewing or reach out directly  
with any questions!**

Susan Eldridge  
REALTOR<sup>®</sup>  
Cell: 902-478-1928  
[susan@yourhalifaxrealtor.ca](mailto:susan@yourhalifaxrealtor.ca)  
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