

Welcome to 19 Haystead Ridge



Nestled on a quiet, family-friendly cul-de-sac in the heart of The Ravines, this immaculate two-storey home is bathed in natural light, highlighting the gleaming hardwood floors on the main level. The heart of the home features an open-concept kitchen with a large center island and a sunny dining nook that flows seamlessly to an oversized deck. The true showstopper is the vaulted bonus room located just off the main level; featuring a cozy propane fireplace. There are 3 bedrooms upstairs, including an ensuite with a whirlpool tub. A 4th bedroom is in the fully finished walk-out basement, which leads to a securely fenced backyard. This home offers space for every stage of life. Fully energy-efficient with central air conditioning and a heat pump, you're minutes away from top-tier schools, trendy amenities, lots of outdoor activities, and immediate Highway 102 access.

BUY WITH CONFIDENCE, SELL WITH SUCCESS!

Susan Eldridge | REALTOR® | 902-478-1928 | www.YourHalifaxRealtor.ca | susan@yourhalifaxrealtor.ca



Welcome home!



Lovely front porch



Entry foyer with half bath through door



Amazing open concept



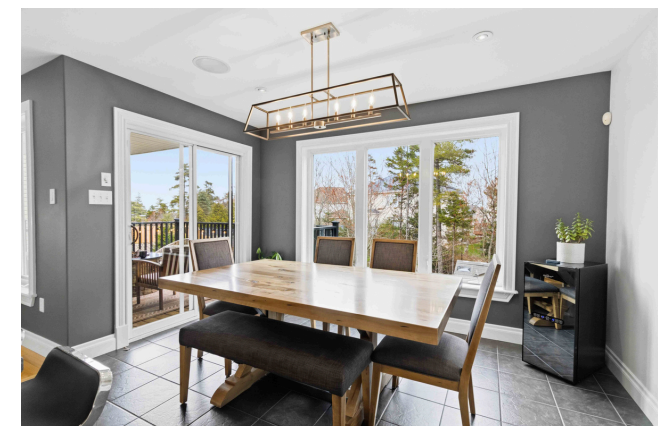
Elegant living room



So much natural light!



Central island and lots of cupboards



Dining area opens to deck



A great space for entertaining



Huge yet cozy bonus room with fireplace



Primary bedroom



Ensuite bathroom



Second bedroom



Third bedroom



Laundry closet on second floor



Basement has a walk-out to patio area



Fourth bedroom is in basement



Large deck off main floor with stairs to yard



Back of house with deck and patio



Fully fenced backyard



Private patio below the deck



This concrete patio was added in 2025

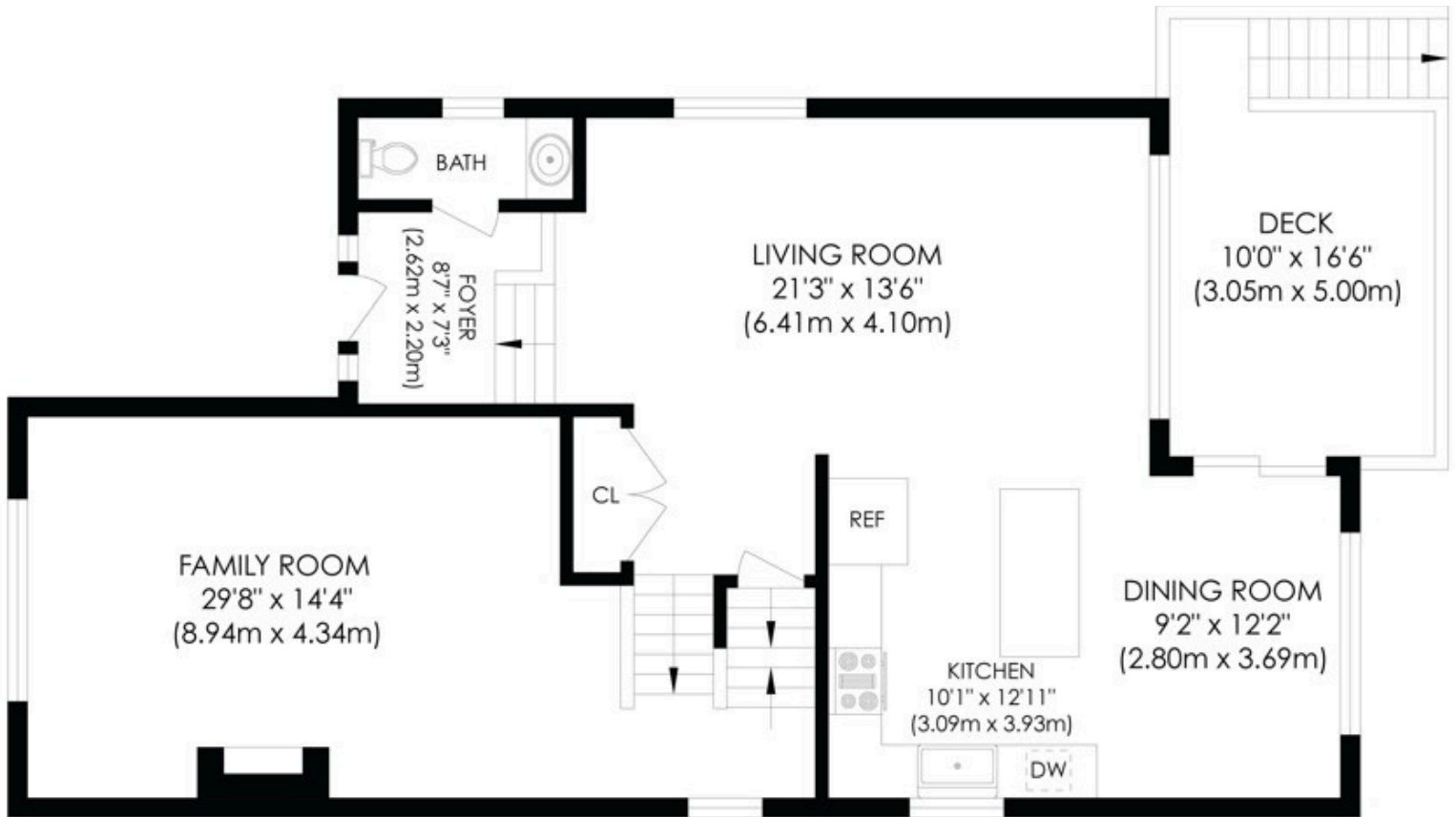


Lots of space for kids and pets!

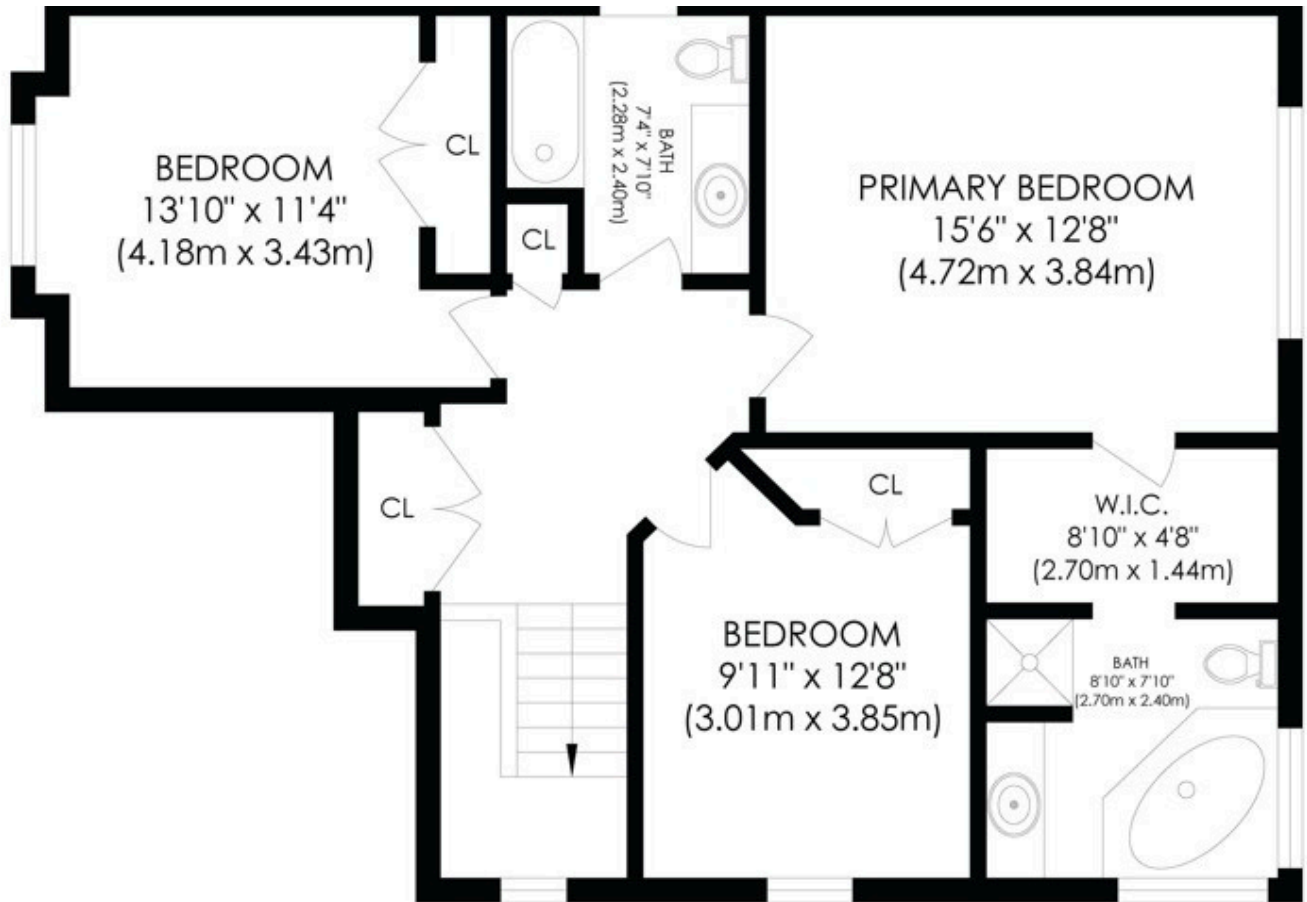


Double paved driveway with attached garage

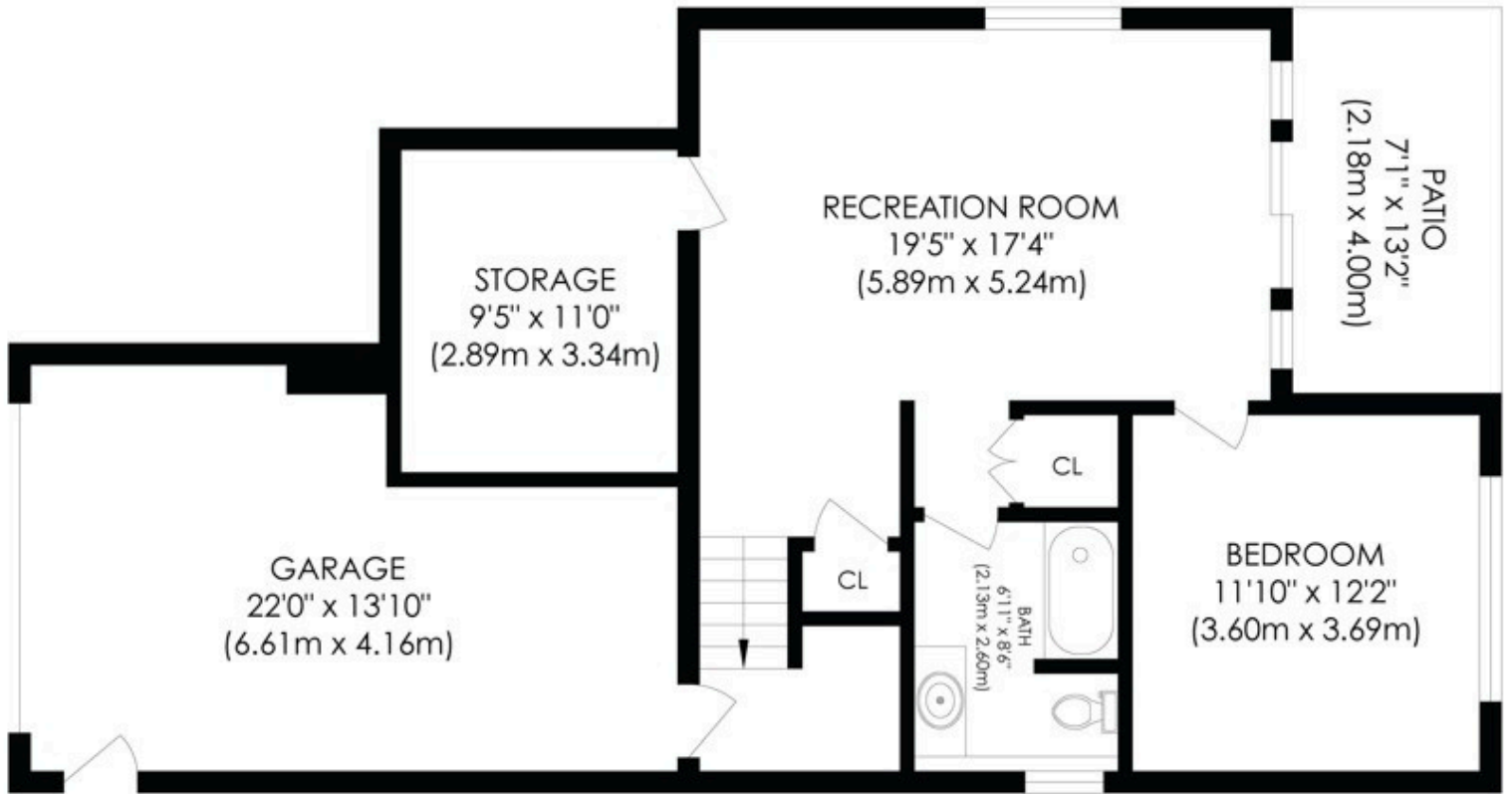
Main floor



Second floor



Basement





PROPERTY DISCLOSURE STATEMENT (PDS)

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

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. 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: 19 Haystead Ridge Bedford NS B4A 0B6 PID(s)/ Serial #: 41192139

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: _____

I/We have owned the Property since: 2015

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: Kitchen Window / Basement Bathroom window.

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: Blown in insulation

1.5. What is the age and type of roof?

Age: 2 years Do not know

Type: Asphalt Shingle Do not know

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

Yes No Does not apply

If yes, provide details: New Roof 2024

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? 1 yr. Do not know

If yes, what is the energy source? Electric

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: Heat Pump Serviced every 12-18 months.

2. Heating and Cooling Sources

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

Source: Forced Air Heat Pump Age: 18 yrs Do not know

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

Source: Propane Fireplace Age: 18 yrs Do not know

Source: Electric Baseboard Age: 18 yrs 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 _____, 20_____.

What is the type of oil tank? Steel Fiberglass

What is the tank size? _____

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

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: Generac System in garage installed 2024

PROPERTY DISCLOSURE STATEMENT (PDS)

PROPERTY: 19 Haystead Ridge

Bedford

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: 18 yrs. Do not know

7.3. Where is the sewage disposal and/or clean out located? unfinished room in basement.

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: _____

PROPERTY DISCLOSURE STATEMENT (PDS)

PROPERTY: 19 Haystead Ridge

Bedford

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: Restrictive Or protective Covenants (+) N.S Power Easement

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: Propane Tank Lease per Equipment.

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 _____

Seller _____

04/30/26 3:17 PM ADT

Date

Witness _____

Seller _____

04/30/26 4:15 PM ADT

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

Billing and Usage History Report



Date:

Service Address: 19 HAYSTEAD RIDGE
BEDFORD

Equipment Leasing: NONE Estimated Balance: *
 HEAT PUMP \$
 ELECTRIC THERMAL STORAGE (ETS) \$
 HOT WATER HEATER \$

* Estimate Only. Before HST. Payout balance may differ.

Equipment Rental: NONE Monthly Rate:
 STREET LIGHT \$

Comments:

Note:

As of February 18th, 2025, the price per kWh is \$ 0.18561

Year	Month	Days	Usage	\$Billed	Year	Month	Days	Usage	\$Billed
2026	Apr		0	\$ -	2025	Apr		0	\$ -
	Mar	60	5704	\$ 1,075.73		Mar	59	5,312	1014.21
	Feb		0	\$ -		Feb		0	\$ -
2026	Jan	59	5274	1009.55	2025	Jan	63	5,912	\$ 1,093.75
	Dec		0	\$ -		Dec		0	\$ -
	Nov	64	5501	\$ 571.97		Nov	63	2,973	\$ 564.65
	Oct		0	0		Oct		0	\$ -
	Sep		2626	\$ 525.75		Sep	58	1,790	\$ 355.22
	Aug		0	\$ -		Aug		0	\$ -
	Jul	64	5514	\$ 566.58		Jul	61	2,001	\$ 392.58
	Jun		0	\$ -		Jun		0	\$ -
2025	May		2668	\$ 533.55	2024	May	64	3,839	\$ 715.52

	Usage	Billed		Usage	Billed
Total:	27,287	\$ 4,283.13	Total:	21,827	\$ 4,135.93

THIS GRANT OF EASEMENT made this day of ,
2006,

BETWEEN:

CLAYTON DEVELOPMENTS LIMITED, a body corporate,
(hereinafter called the "OWNER")

OF THE FIRST PART

- and -

NOVA SCOTIA POWER INC., a body corporate, with Head Office
at Halifax, in the County of Halifax, Province of Nova Scotia,
(hereinafter called the "COMPANY")

OF THE SECOND PART

WHEREAS the OWNER is the owner of a certain properties at
**Southgate Drive, Ravines Drive and Haystead Ridge, Bedford South,
Phase 5, Millview**, in the Halifax Regional Municipality, Province of Nova
Scotia as described in Schedule "A" attached hereto, (the "Lands");

WITNESSETH that in consideration of the sum of One Dollar
(\$1.00) of lawful money of Canada and other good and valuable consideration
paid by the COMPANY to the OWNER, the OWNER grants to the COMPANY the
free and uninterrupted right, privilege, liberty and easement in perpetuity for
the COMPANY to do the following:

- (a) to enter on, over, across, or under that portion of the Lands shown outlined on the sketch attached hereto as Schedule "A" (the "Easement ") to lay down, install, construct, operate, maintain, inspect, patrol, alter, remove, replace, repair, reconstruct and safeguard a transmission and/or distribution facility or facilities on the Easement consisting of poles, guys, anchors, underground conduits, wires, cables and/or other structures or equipment for the distribution of electrical power and energy, and the transmission of telecommunications signals, and all other communication signals (the "Equipment") and to clear the Easement of all or any part of any trees, growth, buildings, impediments or obstructions, now or hereafter on the Easement which might, in the opinion of the COMPANY, interfere with the rights or endanger the Equipment;
- (b) to enter upon the Lands immediately adjacent to the Easement, from time to time, as may be reasonably required by the COMPANY to carry out the foregoing work;
- (c) to manage and control by any method deemed expedient by the Company any vegetation on the Easement that may interfere with or endanger the Equipment in the opinion of the Company, acting reasonably;
- (d) generally to do all acts necessary or incidental to the exercise of the rights and privileges granted herein.
- (e) the OWNER hereby covenants with the COMPANY that it **Will Not:**
 - (i) excavate, drill, install, erect, construct, or permit to be excavated, drilled, installed, erected, or constructed on or under the Easement, any foundation, building or other structure or installation, pile material or plant any growth upon the

Easement, which in the opinion of the COMPANY might interfere with or endanger the Equipment;

- (ii) plant or establish within the Easement any trees, shrubs or other vegetation which could exceed a height of 4.57 metres (15 feet) and/or which could encroach within 3.04 metres (10 feet) of any pole installed in the Easement failing which the COMPANY, in its discretion, shall be entitled to remove and/or manage and control by any method deemed expedient by the Company any such vegetation without notice to and at the cost of the OWNER, payable forthwith upon demand;
- (iii) remove, damage or retard in anyway, any vegetation established by the COMPANY within the Easement as part of the management of that easement without prior written permission from the Company.

The OWNER agrees that the COMPANY may authorize Aliant Telecom Inc./Télécommunications Aliant Inc. or any other public utility (including cable television undertakings or other telecommunications carriers) to exercise the easement rights hereby granted and to share the use of the Equipment.

THIS AGREEMENT shall enure to the benefit of and be binding upon the OWNER, the COMPANY and other public utilities authorized from time to time by the COMPANY, and their respective heirs, executors, administrators, successors and assigns.

THIS AGREEMENT shall be read with all change of number and gender required by the context.

IN WITNESS WHEREOF the OWNER has duly executed this Grant of Easement the day and year first above written.

SIGNED, SEALED AND DELIVERED)
in the presence of:)

Jacey McNamara)
witness)

CLAYTON DEVELOPMENTS LIMITED

Per: Richard A. Stuber
Per: BAH



PROVINCE OF NOVA SCOTIA
HALIFAX REGIONAL MUNICIPALITY SS

ON THIS 26th day of OCTOBER, A.D. 2006, before me, the subscriber, personally came and appeared T. McNamara a subscribing witness to the within Conveyance, who, having been by me duly sworn, made oath and said that CLAYTON DEVELOPMENTS LIMITED, one of the parties thereto, caused the same to be executed in its name and on its behalf and at the same time caused its Corporate Seal to be affixed by its proper officers duly authorized in that behalf, in his/her presence.

[Signature]
A Barrister of the Supreme Court
of Nova Scotia

PETER J. E. McDONOUGH

SCHEDULE "A"

**NOVA SCOTIA POWER INCORPORATED EASEMENTS
SOUTHGATE DRIVE, RAVINES DRIVE AND HAYSTEAD RIDGE
BEDFORD SOUTH – PHASE 5
MILLVIEW, NOVA SCOTIA**

ALL those certain easements on Southgate Drive, Ravines Drive and Haystead Ridge in Millview, Province of Nova Scotia outlined in red on plans (Servant, Dunbrack, McKenzie & MacDonald Ltd. Plan Nos. 7-1550-1 and 7-1550-2) showing Easements Required by Nova Scotia Power Incorporated, Bedford South – Phase 5, signed by Carl K. Hartlen, N.S.L.S., dated September 20, 2006 and being more particularly described as follows:

SAID easements affecting Lots SG58, SG66 to SG74 incl., RV39 to RV43 incl., HR01, HR05, HR06, HR07, HR08, HR13, HR14, HR21, HR22, HR23, Parcel HR-2, Parcel P-3 (Park) and Block G (Remaining Lands) as shown also on Halifax County Land Registration Office Plan No. 85687078.



Carl K. Hartlen, N.S.L.S.
Halifax, Nova Scotia
November 2, 2006

APPENDIX "A"

CLAYTON DEVELOPMENTS LIMITED THE RAVINES OF BEDFORD SOUTH

PROTECTIVE COVENANTS

The Purchaser covenants and agrees with the Developer, Clayton Developments Limited, to observe and comply with the following restrictions. The burden of these restrictions shall run with the lands described in Schedule "A" attached hereto (hereinafter referred to as the "lands") forever and the benefit of these restrictions shall run with each of the lots and with each part of the land now owned by the Developer in the Bedford South Master Plan Area in the community described as The Ravines of Bedford South. 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 with a garage and/or out-building appurtenant thereto shall be constructed on the lands.
2. Prior to undertaking any site works or the construction of any dwelling on the lands, approval of the proposed building plans must be obtained in writing from the Developer.
3. The Purchaser shall submit a surveyor's certificate to the Developer at the following stages of construction:
 - (a) Subsequent to the completion of the footings for the dwelling house on the lands showing the location and elevation of the footings; and
 - (b) Subsequent to the completion of the exterior grading showing the elevation of lands at a sufficient number of locations to demonstrate that the design drainage pattern has been achieved.Construction of the dwelling house shall not proceed to the next stage until the Purchaser has received confirmation of approval from the Developer for each stage of construction noted above. In the event the Purchaser does not submit a surveyor's certificate at the required time the Developer or its representatives may enter the lands to complete the work and the Purchaser agrees to pay for all costs associated therewith.
4. The plans submitted to the Developer for approval shall include, but are not necessarily limited to, a site plan, floor plans, exterior elevations and a colour schedule.
5. At least thirty three percent (33%) of the exterior of every building shall be constructed of clay brick manufactured by The Shaw Group Limited unless otherwise agreed to in writing by the Developer.
6. All chimneys constructed of clay brick shall use brick and flue liners manufactured by The Shaw Group Limited. Metal or prefab chimneys are permitted only if enclosed as approved by the Developer. All exterior manufactured retaining walls and concrete landscaping blocks shall be constructed of products manufactured or sold by the Shaw Group Limited.

7. The Developer shall approve the location of direct wall vents for furnaces or fireplaces.
8. Wood decks, stairs or railings, whether built with pressure-treated lumber or otherwise, shall be stained or painted if located along the front face of the dwelling.
9. The dwelling, including all landscaping and driveway surfacing, shall be completed within one year from the date of commencement of construction.
10. All propane tanks, oil tanks and municipal recyclable containers and/or organic composters (ie. green carts), shall be screened in accordance with a standard detail provided by the Developer and shall be installed at a location approved by the Developer.
11. No alteration, addition or change to the structure or exterior appearance including colour shall be made except with the express written approval of the Developer.
12. No outbuilding, garage, wall, fence, gate, post or other structure shall be constructed on the lands until the plans, specifications and site plan have been submitted to the Developer and its express approval has been obtained in writing. The Developer may in its absolute discretion refuse to approve any such plans or proposals, which, in its opinion, are unsuitable or undesirable in relation to the character of the surrounding area.
13. No living tree larger than 2" in diameter (at its widest point) shall be cut down, destroyed or removed at any time without the express written approval of the Developer. If such a tree is cut down, destroyed or removed without the express written approval of the Developer, it shall be replaced with a tree of similar size forthwith by the Purchaser at their expense. Trees within the area to be excavated for the erection of a dwelling house may be cut or removed as directed by the Developer.
14. The Purchaser agrees to plant two trees not less than five feet (5') high and 1" in diameter on the portion of the lands between the street and the front of the dwelling.
15. 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 Developer.
16. 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 Developer.
17. 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 centre, 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 neighbouring properties.

18. 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.
19. No major repairs to any motor vehicle, boat, or trailer shall be done on the lands except within a wholly enclosed garage.
20. No boat, motor vehicle, or trailer with living, sleeping or eating accommodations shall be placed, located, kept or maintained on the lands except between the front and rear lines of the dwelling located on the lands.
21. The lands shall be kept clean, sanitary, free from fire hazard and contain no unsightly storage of materials at all times. Landscaping shall be maintained in a manner consistent with other properties in the surrounding neighbourhood.
22. No refuse, refuse-burning device or waste pile shall be maintained on the lands.
23. The lands shall not be re-subdivided or re-zoned at any time without the express written approval of the Developer.
24. The Purchaser agrees and acknowledges that the lands are subject to existing public utility and municipal easements.
25. Notwithstanding anything herein contained the Developer may waive, alter, or modify the above covenants in their application to any lot or parcel of land comprising part of The Ravines of Bedford South without notice to the owners of any other lot or parcels of lands in The Ravines of Bedford South.
26. Notwithstanding anything herein contained, the Developer may assign all or any part of its rights that arise under these restrictions.
27. The Developer reserves the right to charge a reasonable fee to recover its costs in providing letters to third parties confirming that the lands comply with the terms of these protective covenants.
28. The restrictions herein are severable and the invalidity or unenforceability of any restrictions shall not affect the validity or enforceability of any other restrictions. In the event that enforcement of these covenants is required, the party in default of the covenants is responsible to the Developer for all claims, damages, costs or expenses resulting therefrom including legal fees on a solicitor-client basis. These covenants shall be enforced by the Developer for a period of fifteen (15) years from the date of final approval for the subdivision of the lands or the date that the final phase 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.



Small Stuff Electrical
169 Melrose Avenue
Halifax NS B3N 2E8
smallstuffelectrical@gmail.com
GST/HST Registration No.: 750509101RT0001

INVOICE

BILL TO

19 Haystead Ridge
Bedford

INVOICE # 1231
DATE 25/06/2024
DUE DATE 12/07/2024

QTY	DESCRIPTION	RATE	AMOUNT
1	Generator Kit Installation Includes 30 Amp Transfer Switch, Outdoor Generator Plug Inlet, Materials and Labour required for Installation. (Generator not included)	2,200.00	2,200.00
3	Fixture Replacement Cost of labor to replace a single light fixture (fixture not included)	75.00	225.00

PAID

SUBTOTAL	2,425.00
DISCOUNT	-130.00
HST (NS) @ 15%	344.25
TOTAL	2,639.25
PAYMENT	2,639.25
BALANCE DUE	\$0.00



RADON Mitigation Certified
Mini Excavation Services

PO Box 42015 UPPER TANTALLON POST OFFICE
UPPER TANTALLON, NS B3Z 0P6
TEL 902 832 4357 • FAX 902 832 5222

accent.ceily@eastlink.ca | www.accentplumbing.ca

TODAY'S DATE	May 30/24	INVOICE #	25206
NAME		TECHNICIAN	Donald
PHONE			
ADDRESS	19 Heystead Ridge		
CITY	Bedford	POSTAL CODE	B4V 0R6

100% Satisfaction Guaranteed!
If you are not completely satisfied with our installation or service,
we will do the job again to your satisfaction FOR FREE!

REASON FOR SERVICE CALL

To replace a water heater



RECOMMENDATIONS AND OPTIONS

I authorize you to proceed with the evaluation for the dispatch fee amount of \$	59.00	
Supplied and installed a new Rheem gas water heater complete with removal of the old heater, 3/4" copper pipe and fittings, ball valve, materials and labor.		1380.00

POSTED PAID
Paid May 30/24

AUTHORIZED SIGNATURE X	<input type="checkbox"/> CHEQUE <input checked="" type="checkbox"/> EMT	ACCEPTANCE OF WORK PERFORMED I find the service rendered and materials installed to have been completed in a satisfactory manner. I agree that the amount set forth on this contract in the space labeled "Total" is due today on completion of work. Preferred method of payment is email transfer, cash, or cheque however visa & mastercard are also accepted.	SUB TOTAL	1439.00
PRINT NAME	<input type="checkbox"/> CASH		BN 882794985 TAX	215.75
CREDIT CARD NUMBER	EXP. DATE	ACCEPTANCE SIGNATURE	TOTAL	1654.75
Date: May 30/24	Service Technician Signature: Donald Ding	Signature: Sel Mayle		

www.accentplumbing.ca

White - Office Copy
Yellow - Customer Copy

July 28, 2024



D&S Roofing and Reno Ltd.

17 Meadowview Drive

Bedford, NS

Phone: (902) 580-7003

Phone: (902) 221-3712

dnsroofrepairs@gmail.com

Notes:

Full tear-off and re-roof

Upgrade to Timberline Ultra HDZ and
Timbertex ridge cap - \$2200

ESTIMATE

19 Haystead Ridge

Bedford, NS

mikemacdougall1212@gmail.com

[902 817 1523](tel:9028171523)

- Remove existing shingles down to deck \$ 9,250.00
- Remail any loose wood
- If bad or rotten wood is discovered, it will be replaced at a price of \$3 per sq ft(osb) / \$2/ linear ft (boarded)
- Additional layers to be removed at \$.50 per sq ft
- Install ice and water shield on all eaves
- Install synthetic roof underlayment on remainder of roof
- Install GAF Timberline Ultra HDZ per specifications using 1 ¼" roofing nails and Timbertex ridge cap
- Install Hip & Ridge Shingles
- Install starter and gable metal
- Install new 3' boot pipe flashing
- Clean up job related debris
- Crews will be fully insured for liability and WCB

Cost	\$	9,250.00
GST	\$	1387.50
Total Cost:		\$ 10,637.50

50% Down-payment due 7 days before work commences

Prices subject to material price changes

For e-transfer, please send to dnsroofrepairs@gmail.com

22 Alicia Scott Ave
 Mount Uniacke NS B0N 1Z0
 +18553653448
www.thermohomes.com
 Business Number : 788064863RT0001

Estimate #: 5397
 Date: 02-06-2025
 Exp. Date:
 \$3,620.20

 Address:

19 Haystead Ridge, Bedford NS B4A 0B6, Canada

Project Name: 19 Haystead Ridge, Bedford NS
 Project Number: 2025.062

Date	Activity Description	Sales Tax	Qty	Rate	Amount
02-06-2025	Supply & Install 12" (R40) x SQFT of Cellulose Insulation in Attic to reach a total of R60+		1240	1.45	1,798.00
02-06-2025	Hatch Dam Install a dam around the hatch to retain loose fill insulation.	HST NS	1	100.00	100.00
02-06-2025	Supply & Install Exposed Floor R31		1	1,000.00	1,000.00
02-06-2025	Daily Mobilizes miscellaneous items for the installation of spray foam or cellulose	HST NS	1	250.00	250.00

 SubTotal: 3,148.00
 Sales Tax Total 472.20

 Total: \$3,620.20

PROVINCIAL CONCRETE FINISHING LTD.

8 Killarney Drive
Bedford, NS
B4B 1B8

TEL: (902) 835-4855
MOBILE: (902) 225-2188

provincialconcretefinishing@gmail.com



HST #758307698

Description: Quotation #1138

Date: June 20, 2025

Job: #19 Haystead Court, Bedford

1. Supply material and labour to install coloured stamped concrete patio

Scope of Work:

- Existing pavers removed by others.
- Excavate existing area of any excess material.
- Supply and install all additional gravel needed
- Compact gravel base
- Concrete to be reinforced with 6x6x6 welded wire mesh
- All concrete to be 4 inches thick
- Install 10mm rebar dowels along all foundation perimeters to prevent settling
- Form, place and finish coloured stamped concrete patio as design chosen by customer
- Saw cut control joints
- Apply sealing compound
- Remove all formwork from site

Total **\$4,600.00**

PLUS HST



Eastwing Products Limited

3 Scarfe Court
 Dartmouth, Nova Scotia B3B 1W4
 info@eastwingproducts.com
 902-434-4475

INVOICE

Invoice No.: PM12909
 Date: 10/21/2025
 Ship Date:
 Page: 1
 Re: Order No.

PAID

Sold to:

Ship to:

19 Haystead Ridge
 Bedford, NS B4AAB6

19 Haystead Ridge
 Bedford, NS B4AAB6

Business No.: 868904418RC0001

Quantity	Description	Tax	Unit Price	Amount
	Performed annual maintenance Inspected indoor and outdoor units, cleaned and tested HRV	1	199.00	179.00
	Please reference invoice number with payment			
	1 - HST 14.00% HST			25.06
Eastwing Products Limited HST: #86890 4418 RT0001				
Shipped By: Tracking Number:			Total Amount	204.06
Comment: 2% on invoices over 30 days. We accept E-Transfer! Please send to info@eastwingproducts.com			Amount Paid	204.06
Sold By:			Amount Owing	0.00



EQUIPMENT SCHEDULE

NSREC APPROVED
12/06/2018
FORM 210 (2)
PAGE 1 OF 1

This Schedule is attached to and forms part of the Seller Brokerage Agreement/Seller Designated Brokerage Agreement and the Agreement of Purchase and Sale Approved by the Nova Scotia Real Estate Commission (NSREC) for use by licensees under the Nova Scotia Real Estate Trading Act NSREC is the regulatory body for real estate in Nova Scotia.

This Schedule for the Property known as: 19 Haystead Ridge Bedford NS B4A 0B6 PID(s)/Serial #: 41192139 identifies the financed/leased/rented equipment located on the Property. The Seller is to provide this Schedule and copies of all financed/leased/rented equipment contracts to their Brokerage.

Seller to complete ALL applicable sections in the table below:				
Equipment	Financing/Leasing/Rental Company	Term	Expiry Date	Amount (inc. HST)/ Payment Frequency
Furnace/Boiler				
Heat Pump				
Hot Water Tank				
Propane Tank	<u>Sullivan Fuels</u>	<u>1 yr. ongoing</u>	<u>Nov. 1</u>	<u>\$157.32</u>
Security System				
Area/Yard Light				

Comments:

1. Assumption, Payouts or Removal

- 1.1. The Seller authorizes their Brokerage to provide this Schedule to prospective buyer(s). The Seller further agrees to immediately disclose, in writing, any changes to the above information.
- 1.2. The disposition of any financed/leased/rented equipment shall be as follows:
 - a) Buyer to assume: _____
 - b) Seller to pay out: _____
 - c) Seller to remove: _____

DATE: ____/____/____ SELLER'S INITIALS: ____/____/____

NOTICE: The information contained in this Schedule 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.

2. Buyer Acknowledgement and Disposition

- 2.1. The Buyer agrees that the disposition of the equipment as indicated in clause 1.2 is either:
 - a) acceptable;

OR

 - b) to be as follows (if an accepted Agreement is in place, any changes to this Equipment Schedule shall be made by Amendment):

DATE: ____/____/____ DATE: ____/____/____

BUYER'S INITIALS: ____/____/____ SELLER'S INITIALS: ____/____/____

SULLIVAN FUELS LTD

111 PARK ST
 NEW GLASGOW, NS B2H 5B7
 Phone (902) 752-0377, Fax (902) 755-5462
 SALES@SULLIVANFUELS.CA SULLIVANFUELS.CA



DATE	INVOICE	PAGE
11/01/2025	977671	1

Bill To

19 HAYSTEAD RIDGE
 BEDFORD NS B4A 0B6

Ship to :

19 HAYSTEAD RIDGE
 BEDFORD NS B4A 0B6

Contract #	51570584PT
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Customer	51570584
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REF. :	
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Order	
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Product	Description	Qty	Format	Unit	Price	Amount	
TANK FEE	ANNUAL TANK RENTAL	1.00	Each	1.00	138.0000	138.00	
						Sub Total	138.00
						GST/HST	19.32
						PST	0.00
						TOTAL	157.32

GST/HST # R13393 6526

Terms: Net 30 days.

Administration fee: 2.00% per month (26.82% per year) on all overdue amounts. All merchandise sold as described herein remains the property of SULLIVAN FUELS LIMITED until full payment is received.

Please write your account number AND the invoice number on your cheque or return a copy of the invoice with your payment

Thank you for your patronage.

CENTURY 21[®]

Trident Realty Ltd.



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

Susan Eldridge

REALTOR[®]

Cell: 902-478-1928

susan@yourhalifaxrealtor.ca

www.YourHalifaxrealtor.ca

facebook.com/halifaxdartmouthhomes

Instagram: @YourHfxRealtor



BUY WITH CONFIDENCE, SELL WITH SUCCESS!

Susan Eldridge | REALTOR[®] | 902-478-1928 | www.YourHalifaxRealtor.ca | susan@yourhalifaxrealtor.ca