

Welcome to 4038 Highway 2 in Fletcher's Lake



Discover the perfect blend of flexibility and tranquility in this light-filled home overlooking Fletcher's Lake. Purpose-built to accommodate multi-generational living with sound-proofed levels, this unique property is equally ideal for a single family seeking lots of space. Large, vaulted windows frame stunning year-round lake views—from sunny summer days to vibrant autumn leaves to the serene, snow-covered lake. And the warm days are perfect for enjoying these views from your large front deck. Located 5 minutes from the heart of vibrant Fall River, you'll enjoy easy access to local swimming, boating, hiking, and premier golf, along with convenient nearby shops and eateries. With major hubs like Bedford and Dartmouth Crossing just a short drive away, this is a prime commuter location—only 9 minutes to the Halifax Stanfield International Airport and 25 minutes to downtown Halifax. This home truly offers the perfect balance of peaceful country living and urban accessibility with the space to accommodate all of your family members and guests.

BUY WITH CONFIDENCE, SELL WITH SUCCESS!

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



Welcome home!



Approximate property size



Easy to turn in the large driveway



Trees and a lake view!!



Side yard has lots of space



Back of house and side yard



Entrance to upper level & back deck



20 x 20 garage with carport

Upper Level



Large kitchen with lots of cupboards



Dining area with front deck door



Large living room with so much light!



Fantastic lake view!



Primary bedroom with two windows



Second bedroom



Third bedroom



Main full bathroom

Lower Level



Large eat-in kitchen with door to driveway



Window over the sink



Large living room



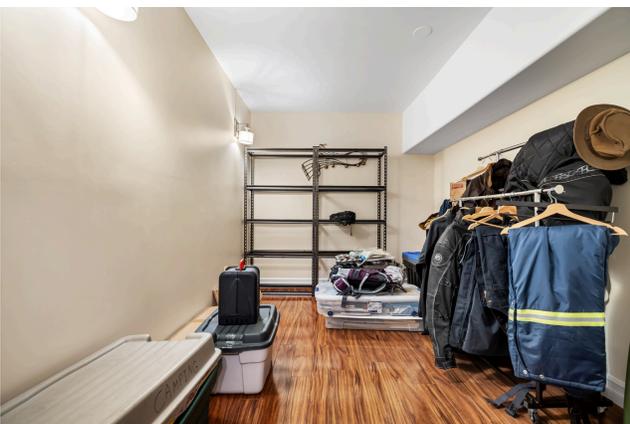
More lake views!



Lower level primary bedroom



Lower level 2nd bedroom



Walk-in closet or den off bedroom

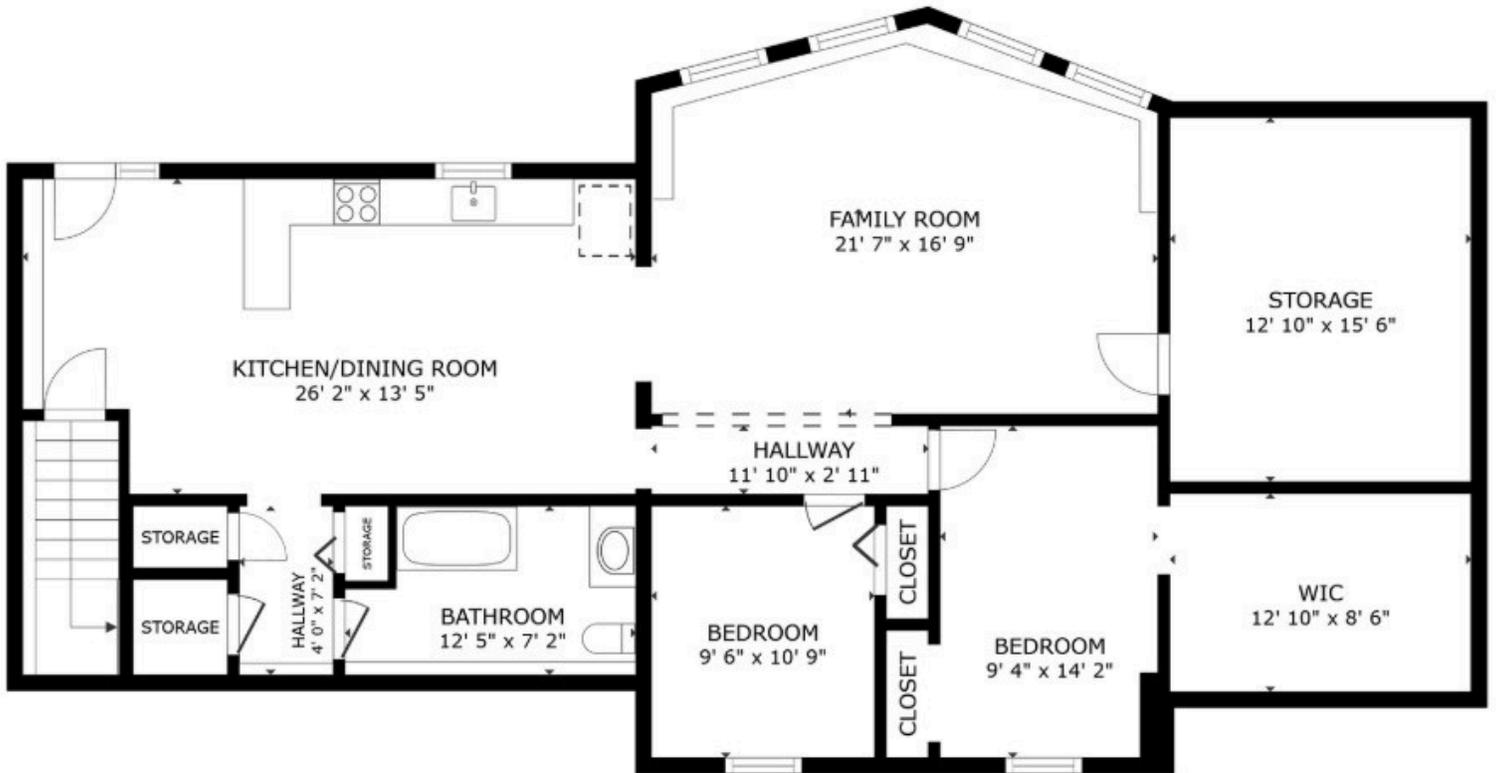


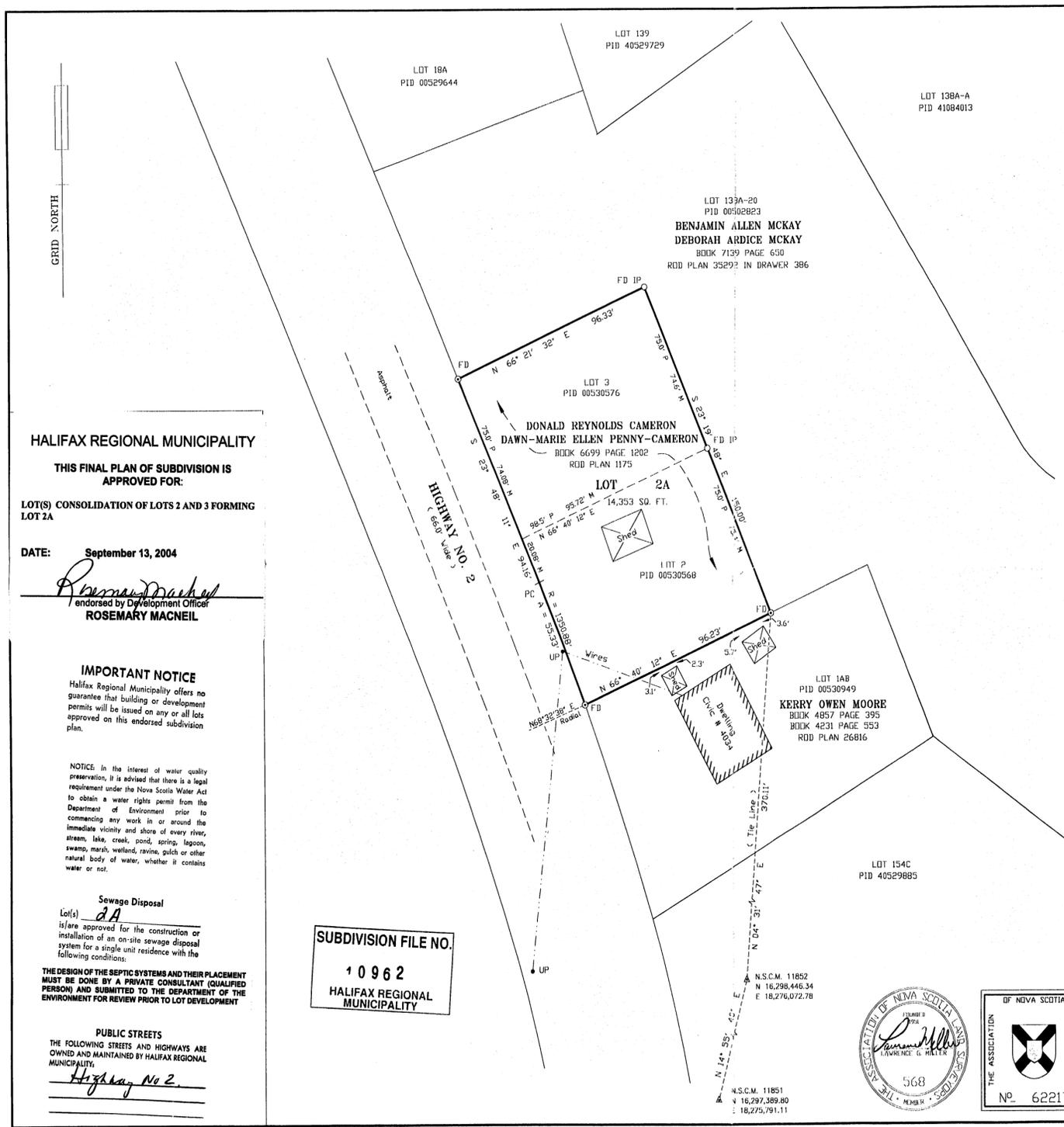
Full bathroom

Upper level



Lower level





HALIFAX REGIONAL MUNICIPALITY
 THIS FINAL PLAN OF SUBDIVISION IS APPROVED FOR:

LOT(S) CONSOLIDATION OF LOTS 2 AND 3 FORMING LOT 2A

DATE: **September 13, 2004**

Rosemary Macneil
 endorsed by Development Officer
ROSEMARY MACNEIL

IMPORTANT NOTICE
 Halifax Regional Municipality offers no guarantee that building or development permits will be issued on any or all lots approved on this endorsed subdivision plan.

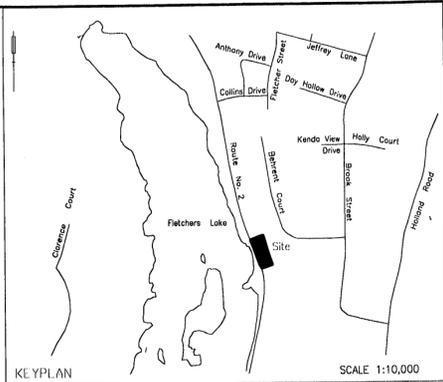
NOTICE In the interest of water quality preservation, it is advised that there is a legal requirement under the Nova Scotia Water Act to obtain a water rights permit from the Department of Environment prior to commencing any work in or around the immediate vicinity and shore of every river, stream, lake, creek, pond, spring, lagoon, swamp, marsh, wetland, ravine, gulch or other natural body of water, whether it contains water or not.

Sewage Disposal
 Lot(s) 2A is/are approved for the construction or installation of an on-site sewage disposal system for a single unit residence with the following conditions:

THE DESIGN OF THE SEPTIC SYSTEMS AND THEIR PLACEMENT MUST BE DONE BY A PRIVATE CONSULTANT (QUALIFIED PERSON) AND SUBMITTED TO THE DEPARTMENT OF THE ENVIRONMENT FOR REVIEW PRIOR TO LOT DEVELOPMENT

PUBLIC STREETS
 THE FOLLOWING STREETS AND HIGHWAYS ARE OWNED AND MAINTAINED BY HALIFAX REGIONAL MUNICIPALITY:
Highway No. 2

SUBDIVISION FILE NO.
10962
HALIFAX REGIONAL MUNICIPALITY



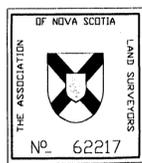
LEGEND
 O SURVEY MARKER
 O IP IRON PIPE
 SQ. FT. SQUARE FEET
 FB FIELD
 P PLAN M MEASURED
 RDD REGISTRY OF DEEDS
 A NOVA SCOTIA CO-ORDINATE MONUMENT
 --- BOUNDARY DEALT WITH BY THIS PLAN
 PID PARCEL IDENTIFICATION NUMBER (LAND INFORMATION SERVICES)
 UP UTILITY POLE
 PC POINT OF CURVATURE
 R RADIUS A ARC

NOTES
 1. BEARINGS ARE REFERRED TO THE NOVA SCOTIA COORDINATE SYSTEM WITH CENTRAL MERIDIAN 64° 30' W.
 2. FIELD SURVEYS WERE EXECUTED DURING THE PERIOD APRIL 10, 2004.
 3. DISTANCES ARE NOT CORRECTED FOR SCALE FACTOR.
 4. APPROVAL IS REQUESTED FOR LOT 2A.

PLAN 76275701.DR.
 CLASSDOC.....
 ENTERED AND FILED
SEP 14 2004A.D. 0
Laurie Lavender
 Registrar of Deeds
 for:
PLAN OF SURVEY OF
LOT 2A
 A CONSOLIDATION OF
LOT 2 & LOT 3
BROOKVALE SUBDIVISION
 LANDS CONVEYED TO
DONALD REYNOLDS CAMERON
DAWN-MARIE ELLEN PENNY-CAMERON
HIGHWAY NO. 2
LAKE FLETCHER, HALIFAX COUNTY
NOVA SCOTIA

DATED APRIL 19, 2004
 DRAWING No. 04-03
 SCALE 1" = 30'

SURVEYOR'S CERTIFICATE
 I, LAWRENCE G. MILLER, NOVA SCOTIA LAND SURVEYOR, HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAN WAS CONDUCTED UNDER MY SUPERVISION AND THAT THE SURVEY AND PLAN WERE MADE IN ACCORDANCE WITH THE NOVA SCOTIA LAND SURVEYORS ACT AND REGULATIONS MADE THEREUNDER.
Lawrence G. Miller
 DATED APRIL 19, 2004



ACUTE SURVEYS INC.
 Hammonds Plains, Nova Scotia
 902-437-4622
 Lawrence G. Miller
 NOVA SCOTIA LAND SURVEYOR

76275701

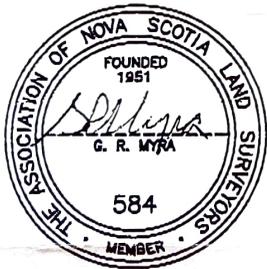
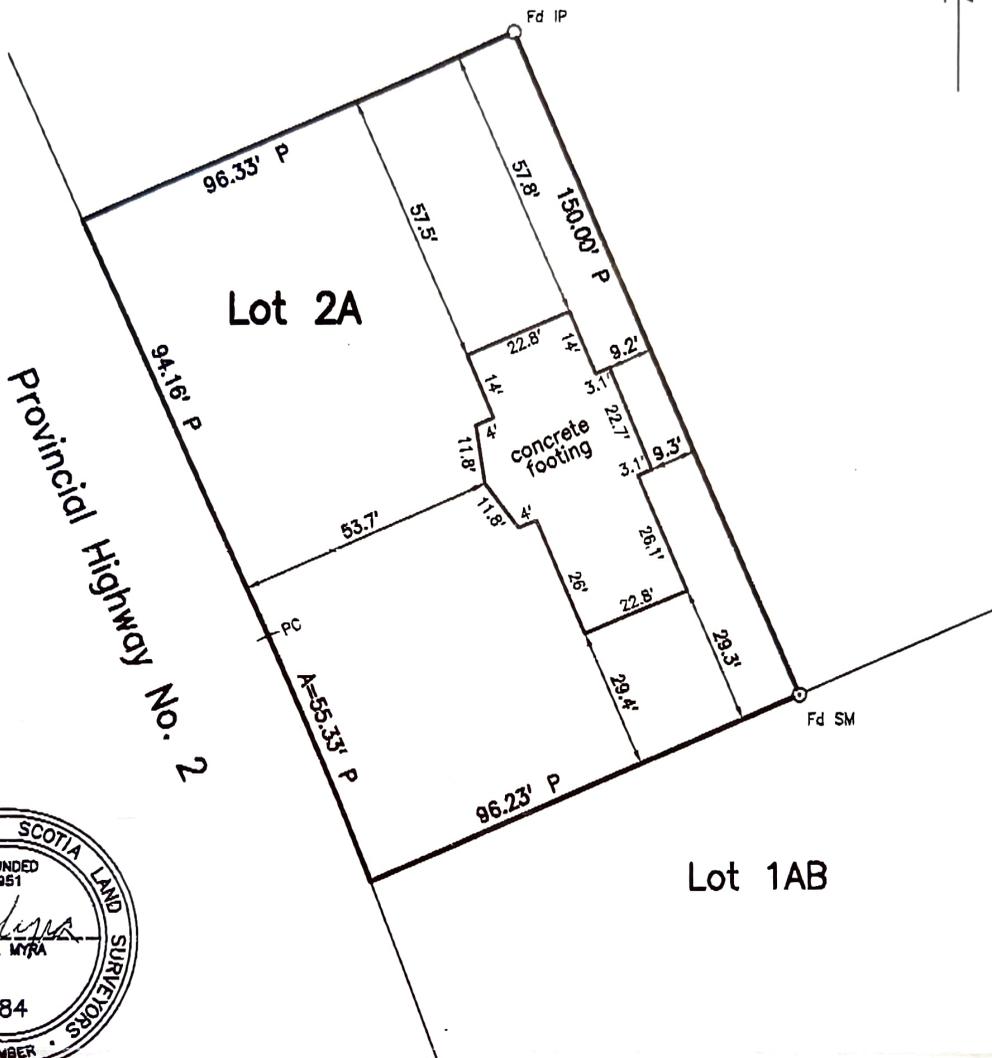
20X

Scale: 1 inch = 30 feet
Symbol Legend

- A.....arc
- P.....plan
- D.....deed
- M.....measured
- C.....calculated
- TW.....top of wall elevation
- Fd.....found
- SM.....survey marker
- IP.....iron pipe
- RP.....rock post
- PCpoint of curvature
- DHdrill hole
- (wit.) ...witness

SURVEYOR'S LOCATION CERTIFICATE
 G. R. Myra Land Surveying Limited
 11 Carmans Drive, Lawrencetown, Nova Scotia, B2Z-1C7
 435-4379 (tel) 434-3529 (fax) 223-7932 (cel)

Lot 138A-20



Issued to: Shane William Construction Limited
 Concerning: Lot 2A, Provincial Highway No. 2, Brookvale Subdivision
 Lake Fletcher, Halifax County, Nova Scotia

See the plan of survey of Lot 2A, a consolidation of Lots 2 & 3, lands of Donald Reynolds Cameron and Dawn-Marie Ellen Penny-Cameron, dated April 19, 2004, by Lawrence Miller, N.S.L.S.; R.O.D. Plan No. 76275701.

This Surveyor's Location Certificate shall not be used for boundary definition or as a reference document for the preparation of legal descriptions.

To assure the originality of this document, all copies must be signed in red ink.

I, G. R. Myra, Nova Scotia Land Surveyor, hereby certify that this Surveyor's Location Certificate was prepared under my supervision and in accordance with Part VII of the Nova Scotia Land Surveyors Regulations made pursuant to Section 8 of the Nova Scotia Land Surveyors Act. The field survey was carried out on October 2, 2004.

Dated October 2, 2004.

.....*G. R. Myra*.....

Map from NS Property Online showing the land owned by 4038 Highway 2 in Fletcher's Lake:



Lot 2A
Highway No. 2
Lake Fletcher
Halifax County, Nova Scotia

ALL that certain lot of land on the northeastern side of Highway No. 2 in Lake Fletcher, Halifax County, Nova Scotia shown as Lot 2A on a plan of survey of Lot 2A, a consolidation of Lot 2 and Lot 3, lands conveyed to Donald Reynolds Cameron and Dawn-Marie Ellen Penny-Cameron... signed by Lawrence G. Miller N.S.L.S. dated April 19, 2004 and approved by the development officer for Halifax Regional Municipality on September 13, 2004 and described as follows:

BEGINNING on the northeastern boundary of Highway No. 2 at a southern corner of Lot 138A-20;

THENCE N 66° 21' 32" E, 96.33 feet along a southeastern boundary of Lot 138A-20 to an angle therein;

THENCE S 23° 19' 48" E, 150.00 feet along a southwestern boundary of Lot 138A-20 to the northwestern boundary of Lot 1AB;

THENCE S 66° 40' 12" W, 96.23 feet along the northwestern boundary of Lot 1AB to the curved northeastern boundary of Highway No. 2;

THENCE along the curved eastern boundary of Highway No. 2 following the arc of a curve to the left of radius 1350.88 feet, 55.33 feet to a point of curvature;

THENCE N 23° 48' 11" W, 94.16 feet along the northeastern boundary of Highway No. 2 to the point of beginning.

CONTAINING an area of 14,353 square feet .

ALL bearings are Nova Scotia Coordinate Survey System Grid Bearings and are referred to Central Meridian 64° 30' West.

THE above described Lot 2A is the consolidation of Lot 2 and Lot 3, the lands conveyed to Donald Reynolds Cameron and Dawn-Marie Ellen Penny-Cameron in Book 6699 Page 1202 recorded at the Registry of Deeds at Halifax, Nova Scotia.

Assessment Account Number (AAN): 03976858

Property Legal Description: 4038 HIGHWAY 2 LOT 2A FLETCHERS LAKE DWELLING GARAGE

Customer Number:

Assessed Owner(s):

Residential Tax	Value	Rate	Amount	Your Summary	
Suburban General Rate	379,400	0.628	2,382.62	Total Taxes 2025/26	\$3,699.12
Supplementary Education	379,400	0.015	56.90	Interim Previously Billed	\$-1,842.01
Climate Action	379,400	0.017	64.50	Final Taxes 2025/26	\$1,857.11
Right-of-Way Charge	379,400	0.010	37.94	Balance Due	\$1,857.11
Provincial Rate	379,400	0.305	1,157.16		
Total Residential Tax			\$3,699.12		
Total 2025/26 Taxes			\$3,699.12		

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
Sep 1, 2025	Oct 31, 2025	41039768589	601300127403	1,857.11	<input type="text"/>



HALIFAX REGIONAL MUNICIPALITY

Please print change of mailing address below:

4038 HIGHWAY 2
WELLINGTON NS B2T 1A3

Billing and Usage History Report



Date:

Service Address: 4038 Highway 2
Fall River

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	Mar		0	\$ -	2025	Mar		0	\$ -
	Feb	59	2872	\$ 564.68		Feb	63	2,734	528.79
2026	Jan		0	\$ -	2025	Jan		0	\$ -
	Dec	61	700	168.27		Dec	60	1,634	\$ 327.61
	Nov		0	\$ -		Nov		0	\$ -
	Oct	127	-1586	-\$ 256.04		Oct	60	1,218	\$ 253.96
	Sep		0	0		Sep		0	\$ -
	Aug		1388	\$ 295.97		Aug	63	1,494	\$ 302.82
	Jul		0	\$ -		Jul		0	\$ -
	Jun		1374	\$ 293.37		Jun	59	1,198	\$ 250.17
	May		0	\$ -		May		0	\$ -
2025	Apr	59	3211	\$ 631.79	2024	Apr	61	1,748	\$ 345.06

	Usage	Billed		Usage	Billed
Total:	7,959	\$ 1,698.04	Total:	10,026	\$ 2,008.41



152 Holland Road | Fletchers Lake, Nova Scotia B2T 1A1
 info@barracudamechanical.com | www.barracudamechanical.com

Statement 2026-03-18

RECIPIENT:

4038 Highway 2
 Fletchers Lake, NS B2T 1A3

Date	Description	Amount	Payment	Tip	Balance
2025-01-01			Starting Balance		\$0.00
2025-01-31	Invoice #108687	\$692.91			\$692.91
2025-02-07	Payment Received (Invoice #108687)		\$692.91	\$0.00	\$0.00
2025-03-27	Invoice #109388	\$830.31			\$830.31
2025-03-28	Payment Received (Invoice #109388)		\$830.31	\$0.00	\$0.00
2025-08-12	Invoice #2025001936	\$198.25			\$198.25
2025-08-13	Payment Received (Invoice #2025001936)		\$198.25	\$0.00	\$0.00
2025-09-02	Invoice #2025002042	\$0.00			\$0.00
2025-09-02	Payment Received (Invoice #2025002042)		\$0.00	\$0.00	\$0.00
2025-09-16	Invoice #110100	\$411.98			\$411.98
2025-10-06	Payment Received (Invoice #110100)		\$411.98	\$0.00	\$0.00
2025-11-25	Invoice #110749	\$773.40			\$773.40
2025-12-05	Payment Received (Invoice #110749)		\$773.40	\$0.00	\$0.00
2026-01-09	Invoice #109067	\$714.33			\$714.33
2026-01-13	Payment Received (Invoice #109067)		\$714.33	\$0.00	\$0.00
2026-02-19	Invoice #111467	\$796.28			\$796.28
2026-02-20	Payment Received (Invoice #111467)		\$796.28	\$0.00	\$0.00
2026-03-18			Current Balance		\$0.00

LATE CHARGES will apply on all overdue accounts @ 2% interest per month (24% per annum)



(902)576-3020

SALES | SERVICE | INSTALLATION

Interim Statement

Date:	July 24, 2025
Statement #	101
Customer ID:	4038 Highway 2

Bill To:

4038 Highway 2
Fletcher's Lake, NS

Account Summary

Opening Balance	\$	-
Credits	\$	-
New Charges	\$	-
Total Balance	\$	-

Date	Invoice #	Description	Liters	Charges	Credits	Line Total
1/12/23	106476	Oil Delivery	495.2	\$ 810.62		
2/13/23	4604	Oil Delivery	394.2	\$ 649.43		
3/8/23	4724	Oil Delivery	293.3	\$ 418.52		
4/3/23	4817	Oil Delivery	281	\$ 356.72		
6/27/23	4952	Oil Delivery	466.6	\$ 474.75		
12/4/23	5719	Oil Delivery	626	\$ 646.85		
				\$		
		2023 TOTALS	2556.3	\$ 3,356.89		
1/17/24	5894	Oil Delivery	467.8	\$ 692.09		
2/15/24	6155	Oil Delivery	312.9	\$ 479.35		
3/13/23	108171	Oil Delivery	285.8	\$ 416.83		
4/18/24	108643	Oil Delivery	254.9	\$ 342.32		
9/19/24	6942	Oil Delivery	487.4	\$ 536.84		
12/25/24	7639	Oil Delivery	718.2	\$ 911.72		
				\$		
		2024 TOTALS	2527	\$ 3,379.15		
1/31/25	108687	Oil Delivery	475.1	\$ 692.91		
3/27/25	109388	Oil Delivery	648.7	\$ 830.31		
				\$		
		2025 TOTALS	1123.8	1,523.22		

Account Balance	\$	-
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Should you have any inquiries concerning this statement, please contact Heather on (902)576-3020

152 Holland Rd, Fletchers Lake, B2T 1A1

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



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