

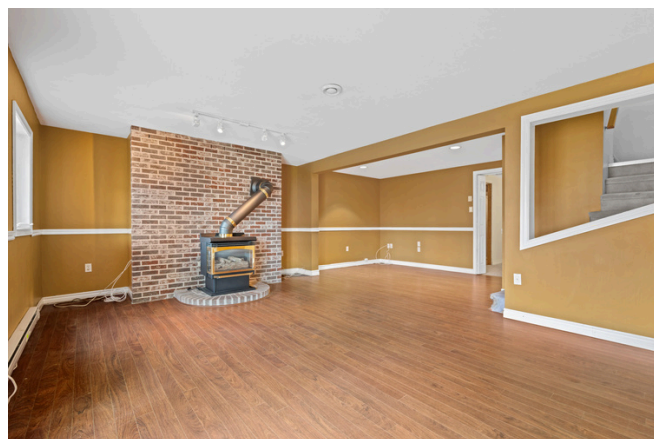
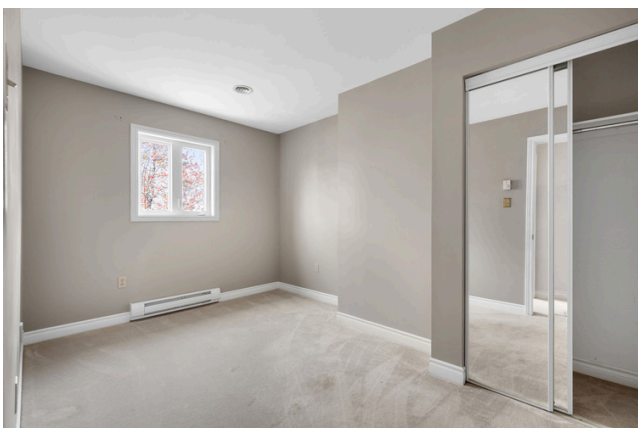
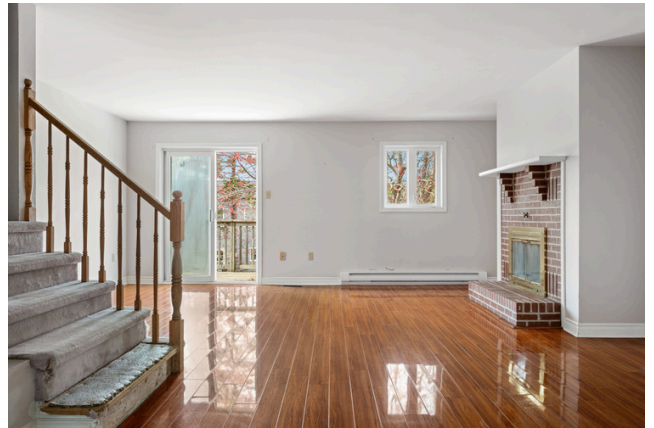
Welcome to 63 Trailwood Place



This spacious 3-bedroom, 3-bathroom home awaits a new owner, located on a quiet cul-de-sac in the highly desirable Clayton Park area of Halifax. While this property could benefit from some cosmetic updates, it offers solid bones and charming features like a classic wood-burning fireplace on the main floor and a cozy propane stove in the rec room—perfect for creating a warm, inviting atmosphere. The access to Tremont Plateau Park is just a few doors away with its playground and playing field. Situated close to excellent schools, Canada Games Centre, Bayers Lake shopping, and beautiful walking trails, this home combines suburban tranquility with city convenience. With its great layout and size, single car attached garage, and easy access to downtown, this home offers a fantastic opportunity!

BUY WITH CONFIDENCE, SELL WITH SUCCESS!

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

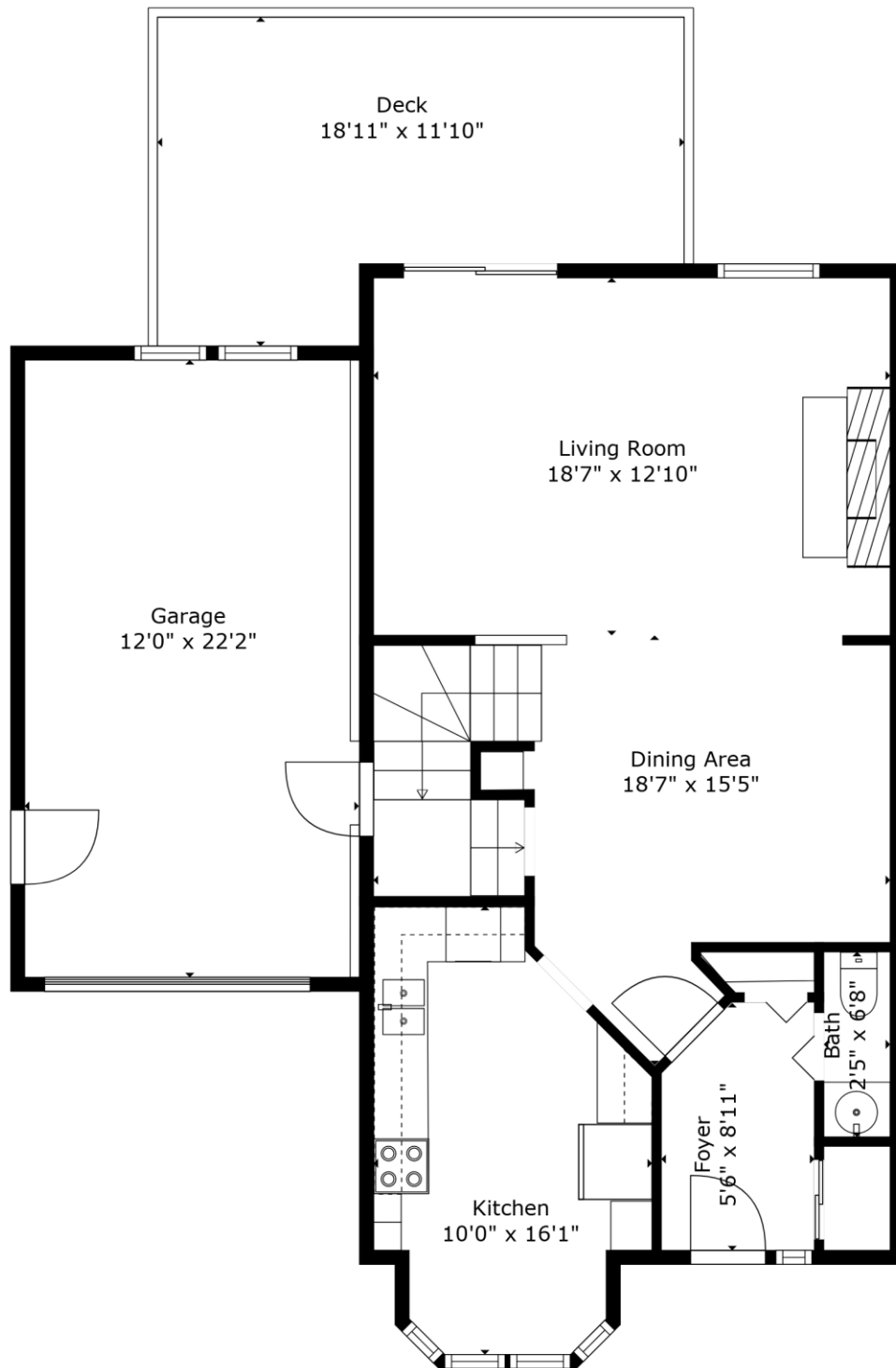




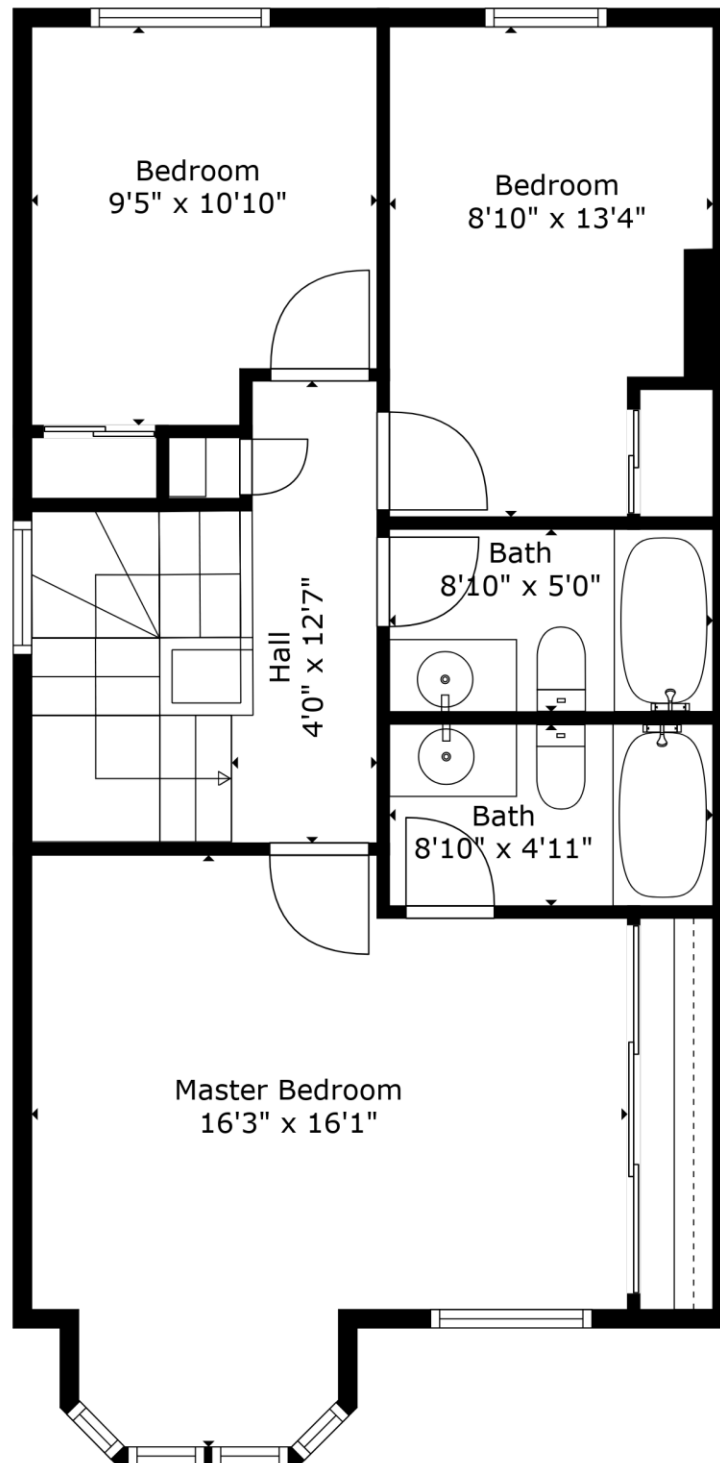
The neighbourhood allows quick and easy access to downtown Halifax, the services in Clayton Park and Bayer's Lake, and the highway to the airport or out of town. Just a couple of doors from 63 Trailwood is the access path to the playing field, tennis court and playground visible in the image above. When there are no leaves on the trees, the homeowner can just make out the Bedford Basin through the branches!



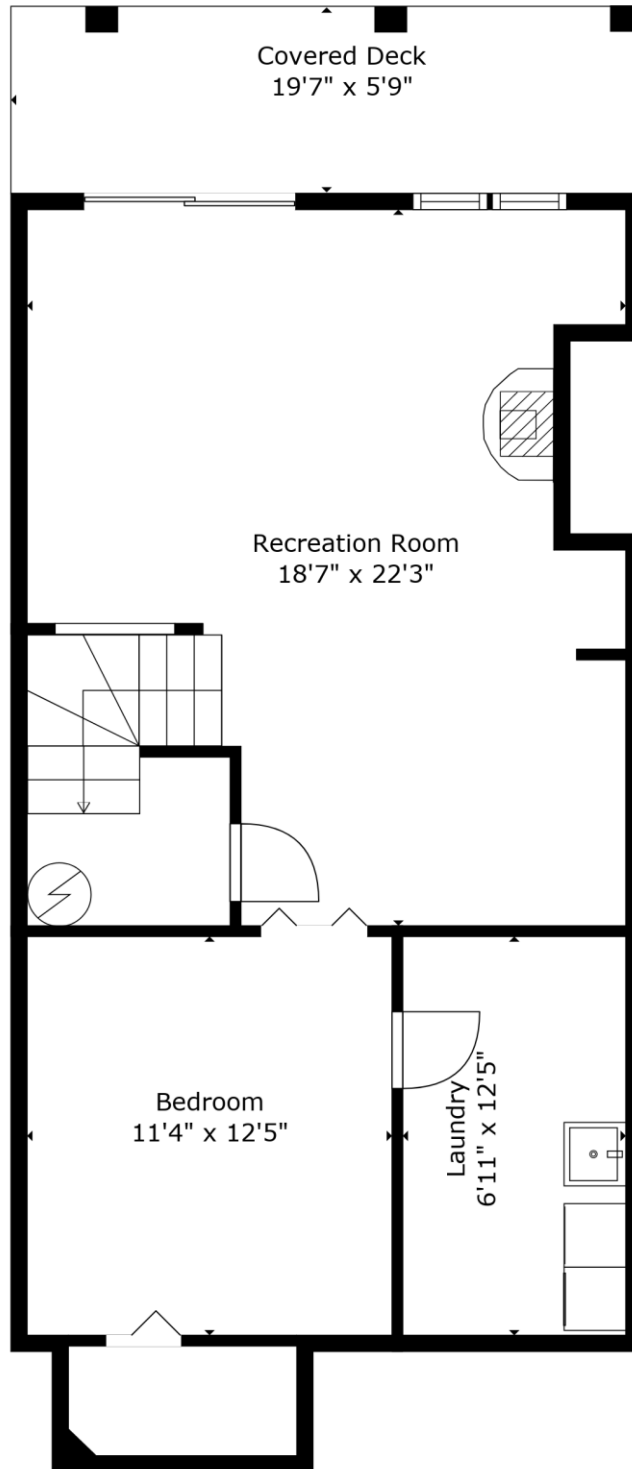
Main floor



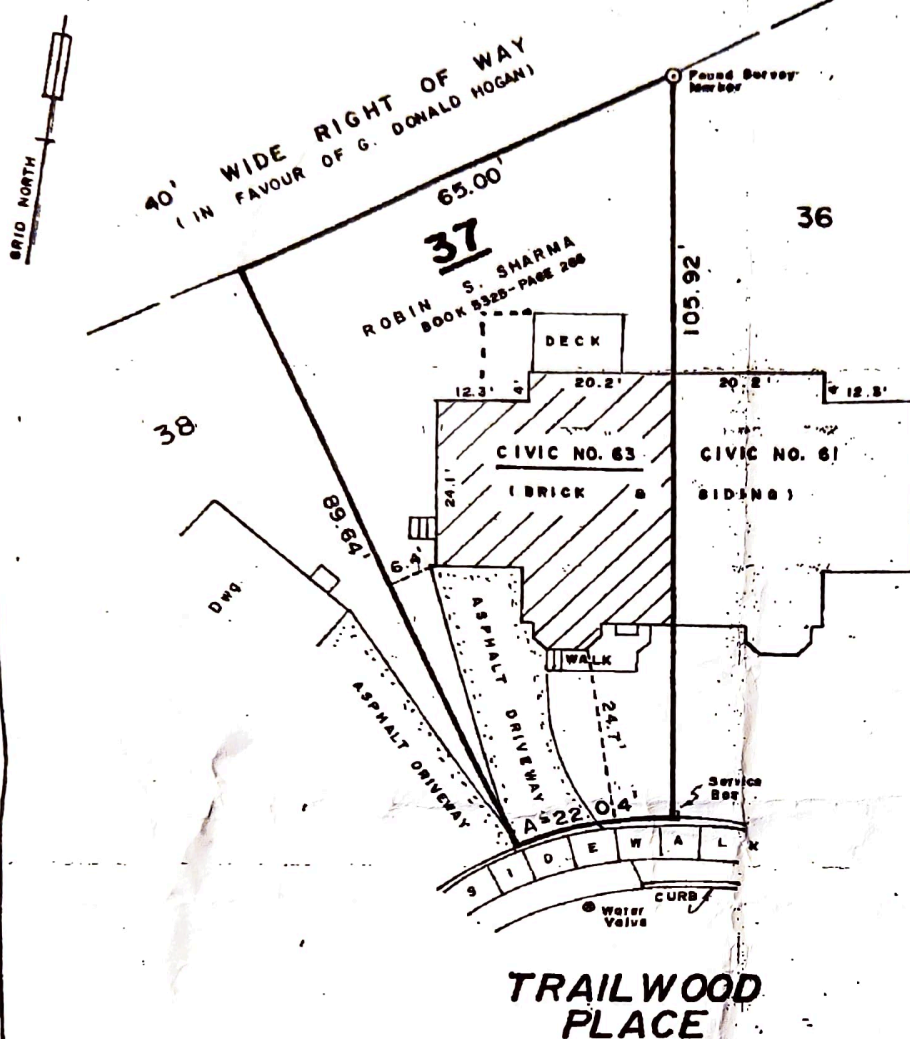
Second floor



Basement



SURVEYOR'S LOCATION CERTIFICATE



DATE OF SURVEY: NOV. 18, 1994

SCALE: 1" = 20'

CERTIFIED EXCLUSIVELY TO: EDWARD MICHAEL BOUDREAU

RE: CIVIC NO. 63 TRAILWOOD PLACE, LOT 37, KNIGHTSRIDGE
HALIFAX, NOVA SCOTIA.

I HAVE SUPERVISED AN INSPECTION OF THE SUBJECT PROPERTY AND HAVE CAUSED SUCH MEASUREMENTS TO BE MADE AS I DEEMED NECESSARY TO CERTIFY THAT:

THE DWELLING SHOWN IS LOCATED ENTIRELY WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY. THESE BOUNDARIES HAVE BEEN DEFINED BY:
PLAN BY GRANVILLE LEOPOLD, N.S.L.S. DATED FEBRUARY 6, 1986.

NOTE:

- 1 CLEARANCES ARE DEFINED TO A TOLERANCE OF: 0.2'
- 2 UNLESS OTHERWISE SPECIFIED, CLEARANCES ARE PERPENDICULAR TO BOUNDARIES.
- 3 EASEMENT(S): NONE APPARENT

NOTE: NO FURTHER CERTIFICATION OR ASSURANCE IS IMPLIED OR TO BE INFERRED FROM THIS DOCUMENT. THIS DOCUMENT IS NOT TO BE USED FOR BOUNDARY DEFINITION OR PREPARATION OF LEGAL DESCRIPTION.



CRANT SLAUNWHITE & McNEIL LIMITED
LAND SURVEYING & SURVEYING ENGINEERING



DATE: NOVEMBER 21, 1994.

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15 ALDERNEY DRIVE SUITE 5
DARTMOUTH N.S. B2Y 2N2
PH. (902) 483-7170
FAX (902) 486-0883

Assessment Account Number (AAN): 06099076

Property Legal Description: 63 TRAILWOOD PL LOT 37 HALIFAX DWELLING

Customer Number: 1000230615

Assessed Owner(s):

Residential Tax	Value	Rate	Amount	Your Summary	
Urban General Rate	310,800	0.659	2,048.16	Total Taxes 2024/25	\$3,449.82
Supplementary Education	310,800	0.017	52.84	Interim Previously Billed	\$-1,732.74
Fire Protection	310,800	0.014	43.50	Final Taxes 2024/25	\$1,717.08
Local Transit	310,800	0.092	285.94	Balance Prior to Bill Date	\$1,777.62
Climate Action	310,800	0.019	59.04	Interest to Due Date	\$64.79
Right-of-Way Charge	310,800	0.009	27.96	Balance Due	\$3,559.49
Provincial Rate	310,800	0.300	932.38		
Total Residential Tax			\$3,449.82		
Total 2024/25 Taxes			\$3,449.82		

63 TRAILWOOD PLACE
HALIFAX NS
B3M 3X9

Deliver To:

63 TRAILWOOD PLACE
HALIFAX NS

Date	Account Type	Signature	Account Number	Tank	Reference Number
Feb 15, 2025	Balance Forward		801606	S002	52671
Description		Purchase Order Number	Quantity / Unit Of Measure	Unit Rate	Amount
Propane Cylinder/Tank Rental					115.00
HST					17.25
Terms: N30		Totals ➡		Pre Tax Amount	Amount Due
				\$ 115.00	\$ 132.25
				Total Taxes	
				\$ 17.25	

Thank You – We Appreciate Your Business

GST/HST # 102531514



Earn AIR MILES® reward miles on your home heat fuel purchases, at the pump and in the store!
Terms and conditions may apply. See reverse.

Date Due: Mar 17, 2025

Did you know?

When you log into your Irving Energy account portal, you have access to the following:

- Pay your invoices
- Set-up automatic payments
- View statements and invoices

Visit irvingoil.com/login to access your account.

- For residential home heat customers, please select Irving Energy **My Account**.
- For commercial customers, please select Irving Energy **My Business Account**.

As a way to reduce our carbon footprint, we will no longer be mailing out invoices and statements. For Customer Service, please call 1.888.310.1924.

CENTURY 21[®]

Trident Realty Ltd.



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

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