

Welcome to 1955 Lawrencetown Road



Handyman Special with Endless Potential!

Held and loved by the same family for decades (since 1976!), this solid 3-bed, 1-bath home is ready for a new owner to modernize it with cosmetic updates. Features a bright main level with deck access, plus a full unfinished, high-ceiling basement ready to double your living space and build instant equity! Enjoy a sunny, nature-filled backyard complete with a 16'x14' deck and local wildlife (birds, bunnies and deer).

Unbeatable Location:

- Minutes to Cole Harbour, Dartmouth, Lawrencetown & Rainbow Haven beaches, and Eastern Shore Trails.
- On the bus route for Ross Road School (Pre-P-9) & Cole Harbour High.

Priced to allow for updates—endless opportunity awaits!

BUY WITH CONFIDENCE, SELL WITH SUCCESS!

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



Welcome home!



Paved driveway with turning area



Main front entryway



Large living room with fireplace



Lots of natural light enters the home



View from living room to dining room



Dining room has door to back deck



Space for a large table



Spacious kitchen with many cupboards



Lots of room for a table in the kitchen



Retro bathroom!



Bedroom #1



Bedroom #2



Primary bedroom



Large back deck - enjoy the wildlife!



Back of house with yard and deck

The following documents are attached:

- Property tax bill
- Plot plan
- Lot description
- Fuel billing history
- A-Plus Roofing Quote

Contact Us

Website: Halifax.ca/taxes

Phone: 311

Email: contactus@311.halifax.ca

Assessment Account Number (AAN): 01250221

Property Legal Description: 1955 LAWRENCETOWN RD LOT XZ LAWRENCETOWN DWELLING

Customer Number: 1000153552

Assessed Owner(s):

Your Interim 2026/27 Tax Bill

Interim 2026/27 Taxes	\$1,113.43
Interim 2026/27 Taxes	\$1,113.43

Your Summary

Interim Taxes 2026/27	\$1,113.43
Balance Due	\$1,113.43

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 28, 2026	Apr 30, 2026	41012502211	602200083904	1,113.43	



HALIFAX REGIONAL MUNICIPALITY

Please print change of mailing address below:

1955 LAWRENCETOWN RD
LAWRENCETOWN NS B2Z 1C5

BACTERIOLOGICAL EXAM. OF WATER

MAR 11 77 34196

480

SAMPLE TAKEN BY G. SALESKI
 FOR ROGER WARBONNE H.M.O. ☐ TREATED ☒ RAW
☐ MUNICIPAL ☐ LAKE
☐ SPRING ☐ SWIMMING AREA
☒ WELL ☐ SWIMMING POOL
☐ RIVER ☐ BEACH
☐ FECAL ☐ SEWAGE
 DATE MARCH 11 1977
 SOURCE OR LOCATION LOT XZ
UPPER LAWRENCE TOWN
 CHLORINE RESIDUAL

LAB. NO.
REPORT

UNITS

TOTAL COLIFORM BACTERIA
PER 100 ML OF SAMPLE

0

TOTAL FECAL BACTERIA
PER 100 ML OF SAMPLE

INTERPRETATION

GRADE A. ☒ SATISFACTORY, 0 COLIFORMS PER 100 ML OF SAMPLE
 GRADE B. ☐ DOUBTFUL, BETWEEN 1 AND 10 PER 100 ML. OF SAMPLE
 GRADE C. ☐ UNSATISFACTORY, GREATER THAN 10 PER 100 ML. OF SAMPLE

[Signature]
 DIRECTOR

DIRECTOR

PF

VICTORIA GENERAL HOSPITAL
 DEPARTMENT OF MICROBIOLOGY
 5788 University Ave Halifax NS B3H 1V8

NAME

ROGER WARBONNE

STREET

LOT XZ UPPER LAWRENCE TOWN

CITY

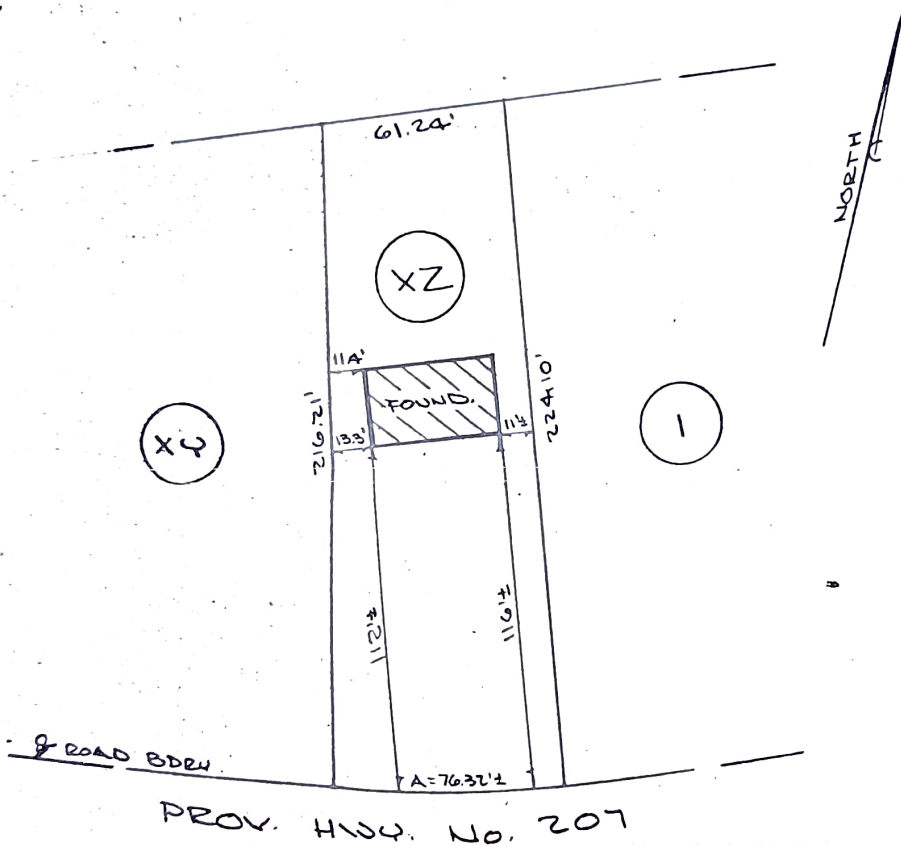
HALIFAX CO. N.S.

12.MAR.1977

DATE REPORTED

PLEASE SEE REVERSE SIDE.

FORM 715



CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED
 THE ABOVE NAMED LOT AND HAVE FOUND IT
 TO BE FREE OF ENCROACHMENTS WITH A
 DEPTH AND FRONTAGE AS SHOWN

I FURTHER CERTIFY THAT THIS PLAN
 ACCURATELY SHOWS THE MANNER IN
 WHICH THE FOUNDATION ... SHOWN
 HAS BEEN LOCATED BY ME WITH RESPECT
 TO THE TRUE BOUNDARY LINES OF THE LOT
 DATED THIS 21ST DAY OF FEB. A.D. 1975

Callie M. Hunter N.S.L.S.

K.W. ROBB & ASSOCIATES LTD.
 NOVA SCOTIA LAND SURVEYORS

PLOT PLAN

LOT No. XZ

TIMBERLAND SUBDIVISION

LAWRENCE TOWN HALIFAX

COUNTY, NOVA SCOTIA

SCALE 1 INCH = 50 FEET

SCHEDULE "A"

ALL that certain lot, piece or parcel of land situate, lying and being at Cole Harbour, in the County of Halifax, Province of Nova Scotia, and being shown as Lot XZ, on a "Plan Showing Timberland Subdivision" dated June 14, 1974; said Lot XZ being more particularly described as follows:

BEGINNING at a point on the northerly boundary of the Lawrencetown Road; said point being the most easterly corner of Lot XY;

THENCE north 13 degrees 50 minutes 32 seconds West along the northeasterly boundary of the said Lot XY a distance of 216.21 feet to a point;

THENCE north 70 degrees 49 minutes 41 seconds East a distance of 61.24 feet to the most westerly corner of Lot 1;

THENCE south 17 degrees 45 minutes 24 seconds East along the southwesterly boundary of the said Lot 1 a distance of 224.10 feet to a point on the said northerly boundary of the Lawrencetown Road;

THENCE along a circular curve to the right, said curve having a radius of 805.43 feet, an arc distance of 76.32 feet to the point of beginning.

BEING a portion of the lands conveyed to B.J. Chater Construction Limited from Colt Developments Limited by Deed dated the 5th day of July, A.D., 1974, and recorded at the Registry of Deeds, Halifax, in Book 2810, Page 758.

BEING THE SAME LANDS conveyed to Roger F. Narbonne et ux by B.J. Chater Construction Limited by Deed dated the 4th day of August, A.D., 1975 and recorded at the Registry of Deeds, Halifax, in Book 2931, Page 215.

Deliveries HISTORY

Sullivan Fuels Limited

DATE : 01/01/2024 TO 07/21/2026

CUSTOMER	50150505			PHONE	(902) 435-3985		
	1955 LAWRENCETOWN RD			CAPACITY	900		
	LAWRENCETOWN			INTERVAL	825		
			B2Z 1C5	SHIPMENT ACCOUNT	515541		
DATE	INVOICE	UNIT PRICE	QUANTITY	AMOUNT	GST/HST	PST	WITH TAXES
DLVR CODE	02 FURNACE OIL						
02/20/2024	797300	1.399900	767.00	1,073.72	161.06	-107.37	1,127.41
01/20/2025	897580	1.389900	766.80	1,065.78	159.87	-106.58	1,119.07
03/19/2025	925770	1.269900	767.40	974.52	146.18	-97.45	1,023.25
08/20/2025	960063	1.119000	665.10	744.25	104.20	-66.98	781.47
12/17/2025	993315	1.199000	685.90	822.39	115.13	-74.02	863.50
01/28/2026	1011846	1.289000	612.40	789.38	110.51	-71.04	828.85
03/02/2026	1028591	1.349000	459.80	620.27	86.84	-55.82	651.29
04/15/2026	1045588	1.599900	470.10	752.11	105.30	-67.69	789.72
SUB-TOTAL :	8		5194.50	6,842.42	989.09	-646.95	7,184.56
TOTAL :	8		5194.50	6,842.42	989.09	-646.95	7,184.56
GRAND TOTAL :	8		5194.50	6,842.42	989.09	-646.95	7,184.56

A-PLUS ROOFING & MASONRY LTD 463-8060

SERVING ALL METRO - RESIDENTIAL AND COMMERCIAL

WEBSITE: www.aplusroofingmasonry.ca

Tel: (902) 463-8060

FAX: (902) 864-5002

EMAIL: aplusroofing@bellaliant.com

CONTRACT PROPOSAL

PROJECT LOCATION: 1955 Lawrence Tower Rd DATE: 23-07-26

PROJECT OWNER/CONTACT PERSON: _____

TELEPHONE #: (RES): _____ BUSINESS: _____

CELL: _____ FAX: _____

ADDRESS: _____ POSTAL CODE: _____

Scope of work:

- ☒ Strip shingles to wood deck. Clean deck thoroughly of shingle debris and nails.
- ☒ Tarp building, plants and shrubs where necessary to eliminate damage from falling debris.
- ☒ Roof deck to be inspected for deteriorated wood and replacement will only be carried out with authorization from the customer for the additional amount.
- ☒ At no time during re-roofing will the roof be exposed to weather (ie. rain, snow).
- ☒ Install aluminum starter strip on perimeter of roof, all eaves and gables (the aluminum will not deteriorate).
- ☒ Install Ice and Water shield on bottom of roof to the inside of warm walls for ice dam protection, wall joins, chimney and valley's.
- ☒ Install synthetic tar paper over entire roof area.
- ☒ Install Life year IKO Dynasty Asphalt Shingles, colour _____ over entire roof using 1 1/4" (inch) nails.
- ☒ Install 1 new neoprene flange(s) over existing stink pipe(s).
- ☒ Install 40 feet of ridge vent along peak of roof, cutting 1.5 inch openings on either side to increase roof ventilation OR install _____ low profile dura flow roof vents.
- ☒ Install Zinc Flashing around chimney, remould lead flashing and caulk all seams with flex 9000 caulking.
- ☒ Upon completion all debris will be cleaned up.

All safety procedures will be implemented as per A-Plus Roofing Policy and to comply with all laws, ordinances, rules and regulations applicable to the work.

Comments: _____

MATERIALS:

- | | |
|--|--|
| <u>2</u> rolls of Ice & Water Shield | _____ sheets of super roof plywood |
| <u>2</u> rolls of synthetic underlayment | _____ (tongue & groove) |
| <u>2</u> rolls of ridge vent | _____ ft. of fascia board |
| <u>46</u> bundles of <u>Life</u> year shingles | <u>1</u> vent flashing <u>3"</u> or 4" |
| colour _____ | _____ boxes of 2 1/2 inch nails |
| <u>18</u> starter strip (white/brown) | _____ ft. of lead flashing |
| _____ step flashing | _____ caulking (clear) |
| <u>1</u> box of 1 1/4 inch roofing nails | _____ tubes of tar |
| <u>1</u> package(s) of staples | _____ low profile vents |

A-Plus Roofing warranty: 10 years on labour. All materials guaranteed for Life years.

NOTE: To replace deteriorated wood the extra cost will be \$ 400 plus HST per square ft.

> Member of Better Business Bureau

> Full Liability Insurance

> Member of Nova Scotia Safety Construction Association

> Workers Compensation

> Member of Roofing Consultants Institute

SUB-TOTAL

\$ 6800.00

HST

\$ 952.00

TOTAL AMOUNT

\$ 7752.00



HST # 124069238

Bernard

A-Plus Roofing Signature

Customer Signature & Date of Acceptance

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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