

Welcome to 27 Spring Crescent



Welcome to this immaculate, move-in-ready home located in the desirable, professionally Parkbridge managed land-lease community of Eisenhower Place! Centrally located in a quiet, well-established neighborhood, you are just minutes from downtown Bridgewater, local amenities, and the South Shore Regional Hospital.

The two-bedroom home has been meticulously maintained and extensively updated, featuring new siding, a fully renovated bathroom, new windows, and a new front door (all 2024), alongside professional leveling completed in 2025. A ductless heat pump ensures efficient, low-cost heating in the winter and cool air conditioning all summer long. Outside, enjoy maximum sunshine or tranquil tree-shaded privacy on your choice of two decks, complete with a beautifully kept yard and a 10'4" x 8'5" shed for extra storage. There is a double car paved driveway. Nothing left to do but move in and enjoy!

BUY WITH CONFIDENCE, SELL WITH SUCCESS!

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



Welcome home!



Lots of greenery surrounds this home



Huge front deck: 40'4" x 10'3"



Patio set can stay or be removed



Good sized eat-in kitchen



Window over sink & stainless steel appliances



Back door leads to 2nd deck



Laundry is off kitchen



Renovated bathroom with skylight



Primary bedroom has large window



Closet + hot water heater & air exchanger



Laundry and storage area



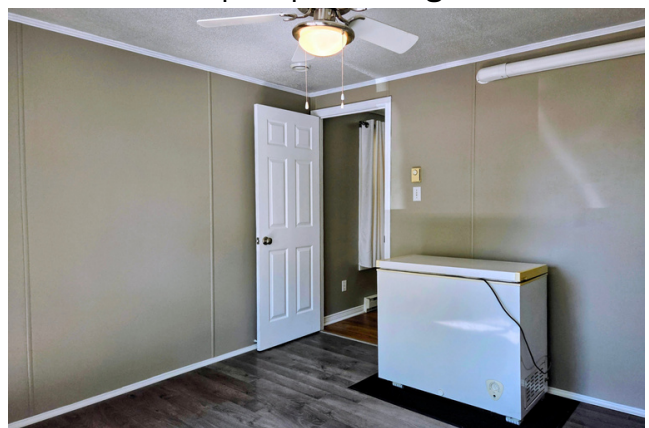
Living room has lots of natural light



Heat pump + ceiling fan



2nd bedroom with big windows



Chest freezer can stay or go



Closet with tiny cat door!



Second deck is off the kitchen



Second deck



Feels like a country home with trees!



Back yard leads to shed



Shed is 10'4" x 8'5"

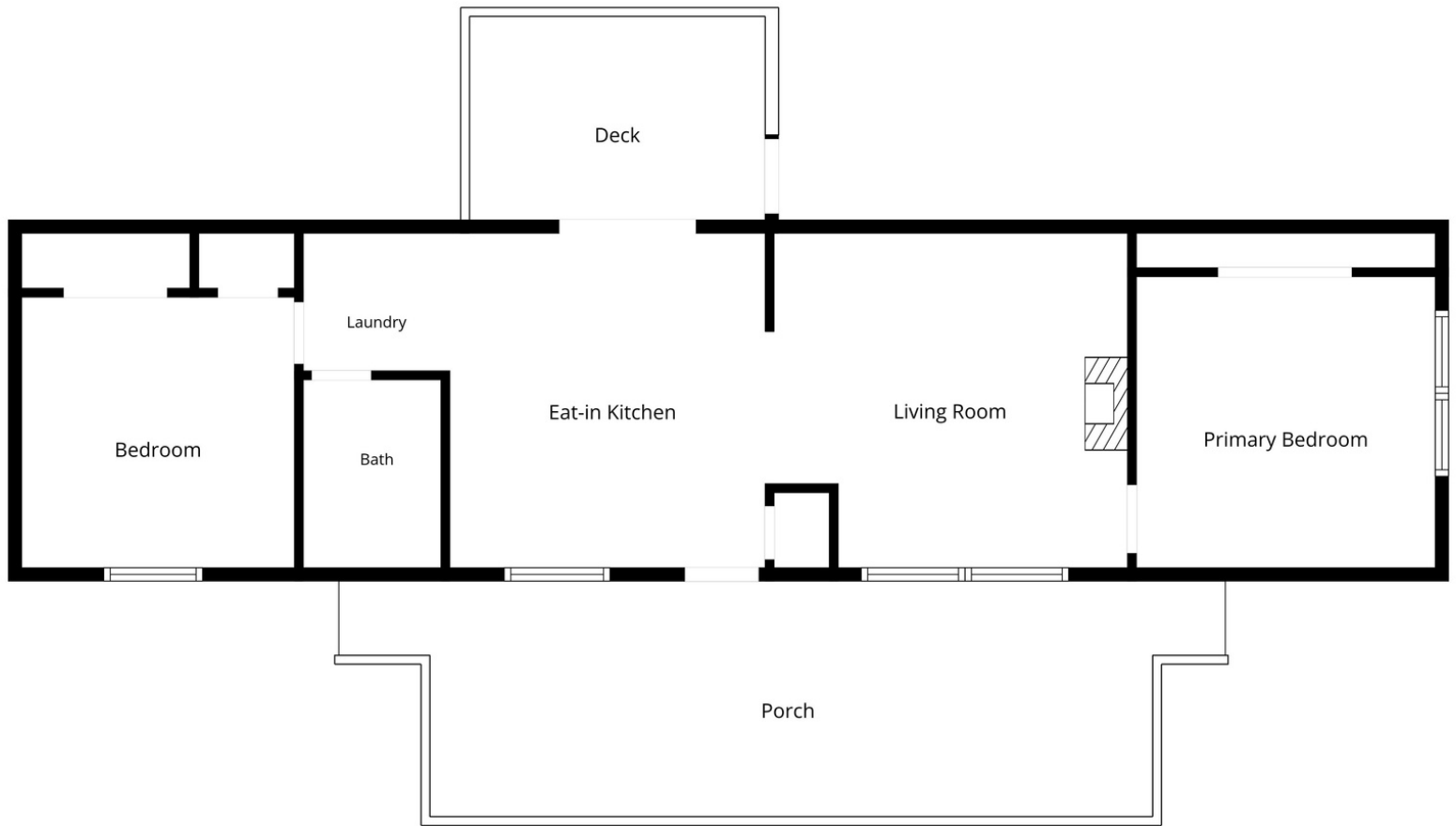


Shed with lawnmower that can stay as is



Private and quiet backyard

Floor plans



The following documents are attached:

- Property tax bill
- Park rules & Regulations
- Property disclosure statement
- Receipt for levelling of home (2025)

Payment Return Slip

Please complete and return this slip with your payment.
Make your cheque payable to Town of Bridgewater.

Town of Bridgewater
60 Pleasant Street
Bridgewater NS B4V 3X9

Cash ☐
Cheque ☐



Tax Account Number: 08224676

Customer Code:

Total Due: \$ 395.02

Due Date: May 29, 2026

Payment Enclosed

\$

27 SPRING CRES
BRIDGEWATER NS B4V 3G3



Town of Bridgewater
60 Pleasant Street
Bridgewater NS B4V 3X9

2026-27 INTERIM TAX INVOICE

Questions?

Account Inquiries (902) 541-4360
Email taxes@bridgewater.ca

27 SPRING CRES
BRIDGEWATER NS B4V 3G3

Invoice #: 954603

Account has been setup for PreAuthorized Payment.

Property Description:

Tax Account Number: 08224676

27 SPRING CRES
BRIDGEWATER
1996 MAPLE LEAF MODEL CSA/ABS#
469151

	<u>Assessment</u>	<u>Tax Rate</u>	<u>Levy</u>
LC Sp Purpose - Res	173,300.00	0.0300	51.99
Residential Property	173,300.00	0.9250	1,603.03

Total: \$1,655.02

Billing Date: Apr 15, 2026

Due Date: May 29, 2026

Interim taxes for 2026/2027 \$1,655.02

Prior Balance \$-1,260.00

Total due \$395.02

ONLINE PAYMENT TIP

Online payments through financial institutions can take a few days to process. Please make payment a couple of business days prior to the due date to ensure that the payment will be received on time, avoiding interest penalties.

This invoice may not include payments received on or after April 15, 2026.

PLEASE SEE REVERSE FOR PAYMENT OPTIONS

Interest will be charged at a rate of 12% per annum (1% per month) on past due accounts.

HST # 108 125311 RT0001

SCHEDULE 'B'
RULES AND REGULATIONS: GUIDELINES FOR COMMUNITY LIVING

We love our Community and we know you do, too! In order to provide everyone with an enjoyable lifestyle, it is necessary that we all abide by a common set of Rules and Regulations ("Guidelines"). We are all sharing this Community and these Guidelines are intended to be fair and reasonable to you, your neighbours and the people who work here. Please read this carefully, as these Guidelines are a legal part of your Lease Agreement and are intended to be observed by all Homeowners and Visitors to the Community.

COMMUNICATIONS

- 1. RESPECTFUL INTERACTIONS** – Parkbridge staff is committed to providing you with an excellent customer experience (see our "I Am Parkbridge Commitment", posted on our web site and in our offices). At the same time, we are responsible for ensuring that our Homeowners, Visitors and employees live and work in a safe and abuse-free environment. Please ensure that you are treating staff and other Homeowners and Visitors in a respectful and courteous manner. No one should have to put up with harassment, foul language, abusive behaviour, or damage to property whether in person or in any form of communication (including social media platforms). Further action will be taken, up to and including termination of this Lease, and appropriate legal action as required, if this kind of behaviour occurs. We are all here to either enjoy our homes, or to do our jobs as best we can: treating each other with respect is the best way to ensure that happens.
- 2. SOCIAL MEDIA** – Parkbridge manages social media pages on Facebook, Twitter, Instagram, LinkedIn, Google, and YouTube, and reserves the right to edit or remove postings, in whole or in part, for any reason, including those that:
 - a. Express racist, hateful, sexist, homophobic, discriminatory, slanderous, insulting, or threatening messages;
 - b. Are aggressive, coarse, violent, obscene, or pornographic in tone;
 - c. Are offensive to an individual or an organization, rude in tone, or otherwise abusive;
 - d. Are not sent by the author or are put forward for advertising purposes;
 - e. Are repetitive or spamming of threads; or
 - f. Are in any way contrary to law.

Anyone acting contrary to these rules may be temporarily or permanently excluded from Parkbridge's social media channels and subject to further action according to the Default and Termination section of the Lease. Anyone administering other social media pages or accounts aimed at defaming Parkbridge, its staff, Homeowners, or others are also subject to further action according to the Default and Termination section of the Lease.

- 3. COMMUNICATION WITH HOMEOWNERS** - Parkbridge has a policy of communicating with all Homeowners and Visitors directly, rather than through a committee of representatives to address operations-related matters. This allows each Homeowner to freely communicate and address matters that are important specifically to them. Our team is willing, able and available to speak with any of our Homeowners during regular business hours.

VISITORS

- 4. VISITOR DEFINED.** A Visitor is defined as anyone who does not reside in the Community but is present in the Community. This can include, but is not limited to, family, friends, service workers, delivery people, trades people, anyone invited or hired by you, anyone who "drops by", or anyone else who visits the Community for any reason.
- 5. VISITOR ACTIONS.** The Homeowner is responsible for supervising the actions and behaviour of their Visitors, to prevent noise, profanity, messiness, defacement or damage to the Community, or any other actions or inactions

that could reasonably be considered to be damaging or a nuisance to other homeowners or the Community Owner.

USE OF STREETS AND PARKING AREAS (as may be applicable)

6. **SPEED LIMIT.** The Homeowner is responsible for following posted speed limits.
7. **PERMITTED MOTORIZED VEHICLES.** Licensed motorized vehicles only are permitted in the community for transportation purposes. Motorized unlicensed recreational vehicles, including, but not limited to, motorcycles, dirt bikes, all-terrain vehicles (ATV's), snowmobiles or any off-road motorized vehicles are not permitted in the Community.
8. **GOLF CARTS.** Golf carts are not permitted in the Community without written permission from the Community Owner. Golf carts may only be driven by persons 19 or older, or by licensed drivers, with the same regulations as licensed motor vehicles, including insurance coverage. Do not operate a golf cart while under the influence of alcohol and/or drugs. Golf carts are to stay on designated roads and pathways. Golf carts are to be operated safely at all times – do not overcrowd the vehicle (such as doubling up or hanging off the cart), operate at a safe speed and watch for pedestrians, especially children. Golf carts are not to be operated after dusk unless they are equipped with proper lighting.
9. **ELECTRIC VEHICLES.** Do not operate electric vehicles, such as electric bicycles or e-bikes, electric scooters, remote control cars, drones, battery operated quads, jeeps, hover boards and similar vehicles while under the influence of alcohol and/or drugs. Electric vehicles are to stay on designated roads and pathways. Electric vehicles are to be operated safely at all times, operate at a safe speed and watch for pedestrians, especially children. Electric vehicles are not to be operated after dusk unless they are equipped with proper lighting.
10. **PARKING.** The Home Site driveway is for the parking of private passenger cars and trucks up to ¾ ton, or as limited by size of driveway. All other vehicles, including, but not limited to trailers, boats, campers, and recreational vehicles are to be parked outside the Community, or in the RV parking area designated by the Community Owner. No vehicles are to be parked on roadways, particularly overnight. Vehicles left in unauthorized areas may be towed away at the risk and expense of the vehicle's owner. RVs such as travel trailers, tent trailers, motor homes, or 5th wheels are not permitted to be parked on your site for more than 48 hours at any time, except from May 15th to October 15th.
11. **CAR REPAIRS.** Repairing of vehicles is not permitted in driveways, on streets, or any common areas. Unlicensed or inoperable cars are not permitted in the Community or on the Home Site. Only covers approved by Community Owner can be utilized when covering a vehicle for any length of time.
12. **INDIVIDUAL STREET LIGHTS.** In the case of individual street lights that are located on the home site, the Community Owner will ensure that the light bulbs are changed as needed and that the light functions as designed.

HOME and HOME SITE IMPROVEMENTS (as may be applicable)

13. **REPAIRS.** The Community Owner shall not be responsible for any maintenance and repair to the Home.
14. **APPROVAL.** The Community Owner has the right to approve the location and appearance of any buildings, additions, fixtures, awnings, patios, decks, hot tubs, landscaping, fences, or other changes to the Home Site. Approval is to be requested on an Application to Alter form, obtainable from the Community Owner. Work is not to begin unless and until approval is granted. In the event that the Homeowner does not comply with the

approval, or does not complete or maintain the improvement, then the Community Owner, at its sole discretion, may enter the Home Site and restore the Home Site to its original condition.

15. **FUEL TANKS AND EQUIPMENT.** The Homeowner agrees that oil furnaces and fuel storage tanks are not permitted on the Home Site. In situations where fuel tanks and equipment are approved on the Home Site, the Homeowner agrees to abide by all the standards for fuel tanks as set out by their fuel tank service provider. Homeowners with fuel tanks shall obtain and continuously maintain insurance which contains "fuel leakage peril" coverage in an amount satisfactory to cover the clean up cost of any spill from the Homeowner's fuel storage system and shall provide annually to the Property Manager, a Certificate of Insurance, together with Insurance Company contact information and consent to disclose policy particulars. The Homeowner is required to notify the Property Manager immediately of any accident or spill with their fuel tank, or any non-compliance of a tank with Technical Standards & Safety Authority (TSSA) or other similar provincial regulating body standards. Additionally, the homeowner will provide an annual fuel tank inspection report to the Property Manager from a licensed technician.
16. **TREES.** The Homeowner agrees that any trees planted on the Home Site become part of the Home Site, and therefore the property of the Community Owner. The pruning, removal, or addition of trees is to be done by the Homeowner, but only with the Community Owner's approval.
17. **SHEDS.** Sheds are not permitted on Home Sites without express written approval of the Community Owner. A Homeowner wishing to install a shed, needs to submit a completed Application to Alter form and receive approval from the Community Owner prior to start of construction of any shed or structure.
18. **FENCES.** Fences are not permitted on a Home Site without express written approval of the Community Owner. A Homeowner wishing to install a fence must submit a completed Application to Alter form and receive approval from the Community Owner prior to start of construction of any fence. Fences may not exceed 4 feet in height and must be constructed of black chain link.
19. **CLOTHESLINES.** Hanging or drying of clothes outside is only permitted on the umbrella style clothes dryer approved by the Community Owner.
20. **TENTS.** No tents or other temporary structures are permitted on the Home Site.
21. **HOMESITE COVERINGS.** No sheet plastic, tarps, flags, foil, or other like materials are to be used on windows, car ports, fences, porches, or awnings.
22. **AIR CONDITIONING.** Only central air conditioning units of a type approved by the Community Owner are permitted. Window units are not permitted except as pre-approved with an Application to Alter.
23. **CONSTRUCTION.** Any and all construction must be permitted in accordance with applicable municipal guidelines.

PETS

24. **PETS PERMITTED.** Pets are permitted on the Home Site, in accordance with municipal bylaws. The Community Manager has given permission to the municipality to strictly enforce regulations relating to animals. Pets are to be kept under the Homeowner's or Visitor's control at all times. When a dog is being walked, it must be on a fixed leash that is less than 2 meters in length. When a pet is on the Home Site outside of the home itself, it must be on a leash accompanied by a handler. Pets may not be left alone outside tied, tethered or chained. Any Homeowner whose pet is found to be contributing to an unacceptable noise level, or which is displaying behaviour that endangers or infringes on the rights of others will be given notice to remove the animal from the Community. All

pets must be tagged, have proper shots, and comply with local bylaws. The Homeowner must care properly for their pet and must clean up any mess or repair any damage that has occurred as a result of activities of the animal. Homeowners are responsible for keeping their lot clean and free of dog waste on a regular basis.

25. **SERVICE ANIMALS.** Seeing-eye dogs or other animals intended to provide special aid to a Homeowner will not be deemed a pet but must still comply with these rules. Written approval for a service animal must be obtained prior to bringing it into the Community. A person with a disability and a dog are deemed to be certified as a service dog team if the person holds a valid identification card issued by a recognized training school accredited by one or both of the following organisations:
- (a) Assistance Dogs International;
 - (b) International Guide Dog Federation
26. **INFORMATION.** Verification of issues concerning a pet may be requested by the Community Owner at any time and it is the Homeowner's responsibility to supply this information immediately. This could include, but is not limited to, verification of vaccination, health of the animal, past behaviour concerns, breed of animal, or any other information the Community Owner deems relevant.
27. **DEFAULT REGARDING PETS.** Decisions regarding pets will be made by the Community Owner in its sole discretion. The Homeowner will take action if the behaviour of their pet infringes on the rights of others. In the event the pet constitutes a danger or public nuisance, the Community Owner reserves the right to remove the pet from the Community immediately. Any charges incurred by the Community Owner as a result of damages by a Homeowner's pet will be charged back to the Homeowner and immediately deemed payable as additional rent.

COMMON AREAS (AS MAY BE APPLICABLE)

28. **RECREATION FACILITIES.** Any clubhouse and other common areas and recreational facilities are for the use of the homeowners. Visitors will be permitted only while accompanied by the Homeowner who invited them, who is responsible for them. The Homeowner agrees that the Community Owner assumes no liability directly or indirectly for the use of exercise equipment, or recreational facilities in general, by the Homeowner or their Visitors. Recreational facilities are to be used as per posted rules.
29. **ALCOHOL, TOBACCO, AND CANNABIS** - Alcohol, Tobacco (which here includes all tobacco products as well as e-cigarettes or vapes), and cannabis products (where use is permitted or regulated by municipal, provincial, or federal law) may be consumed on the Home Site only.
30. **DISTRIBUTION OF CONTROLLED SUBSTANCES** - Homeowners will not produce, grow, cultivate, harvest or trade in any legal controlled substances, including Alcohol, Tobacco, or Cannabis, including on common areas and individual Home Sites. These substances may be brought into the Community for the personal use of the Homeowner, on the Homeowner's Home Site only. Illegal substances are strictly prohibited from the Community under any circumstances.

COMMERCIAL ACTIVITY

31. **SOLICITING.** Selling activity, door-to-door canvassing or collecting, distributing flyers or advertising, or any other soliciting activity is not permitted in the Community by the Homeowner or by anyone else without prior written permission of the Community Owner. A Homeowners' Association or related organizations may distribute Community related material to their members.

32. **SIGNAGE.** No advertising signs are permitted in the Community except for election signs, “For Sale” signs advertising the sale of the home and building contractor signs only during a period of renovation. Signs are to be of reasonable size and the appearance and location of the sign are subject to the approval of the Community Owner.

GARBAGE

33. **GARBAGE DISPOSAL.** All garbage is to be properly stored out of sight until collection day in containers that will prevent nuisance animals from scattering it around. Composting is not permitted on the Home Site without the prior written permission of the Community Owner. The Homeowner will not allow litter, debris, or any unsightly accumulations on the Home Site. Garbage collection will be as directed by the Community Owner.

GENERAL

34. **FIRES.** Open fires, outdoor fire devices, fireworks, or firearms are not permitted on the Home Site or on Common Areas without the express written approval of the Community Owner.
35. **NUISANCE ANIMALS.** Feeding of wildlife is not permitted; specifically seagulls, raccoons, wild or feral cats, or any other animal that could become a nuisance.
36. **QUIET ENJOYMENT.** The Homeowners will ensure they and their guests conduct themselves at all times in ways that do not infringe on the right of their neighbours to quiet enjoyment of their homes and lifestyles.
37. **GOVERNMENT REGULATIONS.** Any infraction within the Community by the Homeowner or their Visitors of any laws, statutes or regulations of any level of government having jurisdiction will constitute a breach of this Lease Agreement.
38. **INSURANCE.** The Homeowner agrees to continuously maintain fire, property damage, and public liability insurance in an amount that a reasonably prudent homeowner would consider adequate, but in an amount no less than one million dollars and including coverage for the cost of disposition and replacement of the home in the event of catastrophic loss. The Community Owner shall be added as an additional insured on the Homeowner’s General Liability Policy only. Annually, the Homeowner is required to provide a copy of their insurance certificate to the Community Owner. The Homeowner will immediately notify the Community Owner if their insurance is canceled or terminated for any reason.
39. **AMENDMENTS.** These Guidelines may be changed, updated or added to by the Community Owner upon notice to the Homeowner.

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.

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: 27 Spring Crescent Bridgewater NS B4V 3G3 **PID(s)/ Serial #:** _____

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: 7/25/2025

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: Mini home levelled one year ago

1.3. Is there insulation in the exterior walls? ☒ Yes ☐ No ☐ Do not know

Type: Unknown

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

Type: Unknown

1.5. What is the age and type of roof?

Age: _____ ☒ Do not know

Type: Asphalt singles ☐ 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: Heat pump Age: 2-3 years ☐ Do not know

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

Source: Electric baseboard Age: _____ ☒ 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 _____, 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

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 a water heater on the property?

☒ Yes ☐ No

If yes, what is the age? _____ ☒ 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: _____

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: Air exchanger is a wee bit noisy.

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: _____

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: _____



PROPERTY: 27 Spring Crescent

Bridgewater

NS B4V 3G3

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 _____

Seller _____

07/27/2026 2:27 PM ADT

Date

Witness _____

Seller _____

07/27/2026 2:30 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

Lawrence S. Veinotte Enterprises Limited

2165 Cornwall Road
Middle Cornwall, Nova Scotia B0J 2E0
Canada



1-902-624-8872 Fax: 1-902-624-9502

Email: LSVeinotte@eastlink.ca

Sold to:

27 Spring Crescent
Bridgewater, NS

INVOICE

Invoice No.: 20250693

Date: 23 07 2025

Ship Date: 23 07 2025

Page: 1

Re: Order No.

Ship to:

27 Spring Crescent
Bridgewater, NS

Business No.: 103003919RC0001

Quantity	Unit	Description	Tax	Unit Price	Amount
1		Level Mini Home	H	575.00	575.00
		Subtotal:			575.00
		H - HST 14% HST			80.50

LAWRENCE S VEINOTTE

ENT

2165 CORNWALL RD
MAHON BAY, NS B0J 2E0
9026248872
WWW.NA.COM

Cashier: KENDALL VEINOTT

Transaction **101097**

Total **\$655.50**

CREDIT CARD SALE \$655.50
MASTERCARD 5765

Retain this copy for statement
validation

23-Jul-2025 12:42:45p.m.

\$655.50 | Method: KEYED

MASTERCARD

XXXXXXXXXXXX5765

MANUALLY ENTERED

Reference ID: 520400517830

Auth ID: 07361J

MID: *****3880

AthNtwkNm: MASTERCARD

SIGNATURE

Online: <https://clover.com/p/9PR04AZZFA94Y>

Lawrence S. Veinotte Enterprises Limited HST: #103003919RC

Shipped By: Calvin/Justin

Tracking Number: KM

Comment: Interest at 2% per month on overdue accounts.
www.veinotteenterprises.com

Sold By:

Total Amount

655.50

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

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