

CENTURY 21[®]

Trident Realty Ltd.

Welcome to 76 Merrimac Drive!



Discover this bright, semi-detached home in a wonderful family-friendly community close to all levels of schools with access to Late French Immersion. Offering an open-concept main floor with a spacious eat-in kitchen and living area, this home features 3 bedrooms upstairs plus a 4th bedroom on the lower level, and 2 full bathrooms. Enjoy a fully fenced backyard with a 10x12 deck and a 10x7 shed.

Recent Upgrades that offer a Buyer peace of mind:

2024: Driveway paved.

2023: Attic mold remediation, new insulation, and programmable thermostats.

2021: New roof shingles, windows, and hot water heater.

Ideally located 3 minutes from Cole Harbour Place and sports fields, 5 minutes from Gateway Meat Market, 10 minutes from Rainbow Haven Beach, 20 minutes from downtown Halifax, and 22 minutes from the airport. Move-in ready and waiting for your family!

BUY WITH CONFIDENCE, SELL WITH SUCCESS!

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



Welcome home!



Approximate property size



Great location!



Large living room



Good layout - kitchen to living room



Large eat-in kitchen



Lots of space in the kitchen



Door leads to back deck



Primary bedroom



Second bedroom



Third bedroom



Laundry, storage & full bathroom



Basement rec room - lots of light!



Fourth bedroom is in the basement

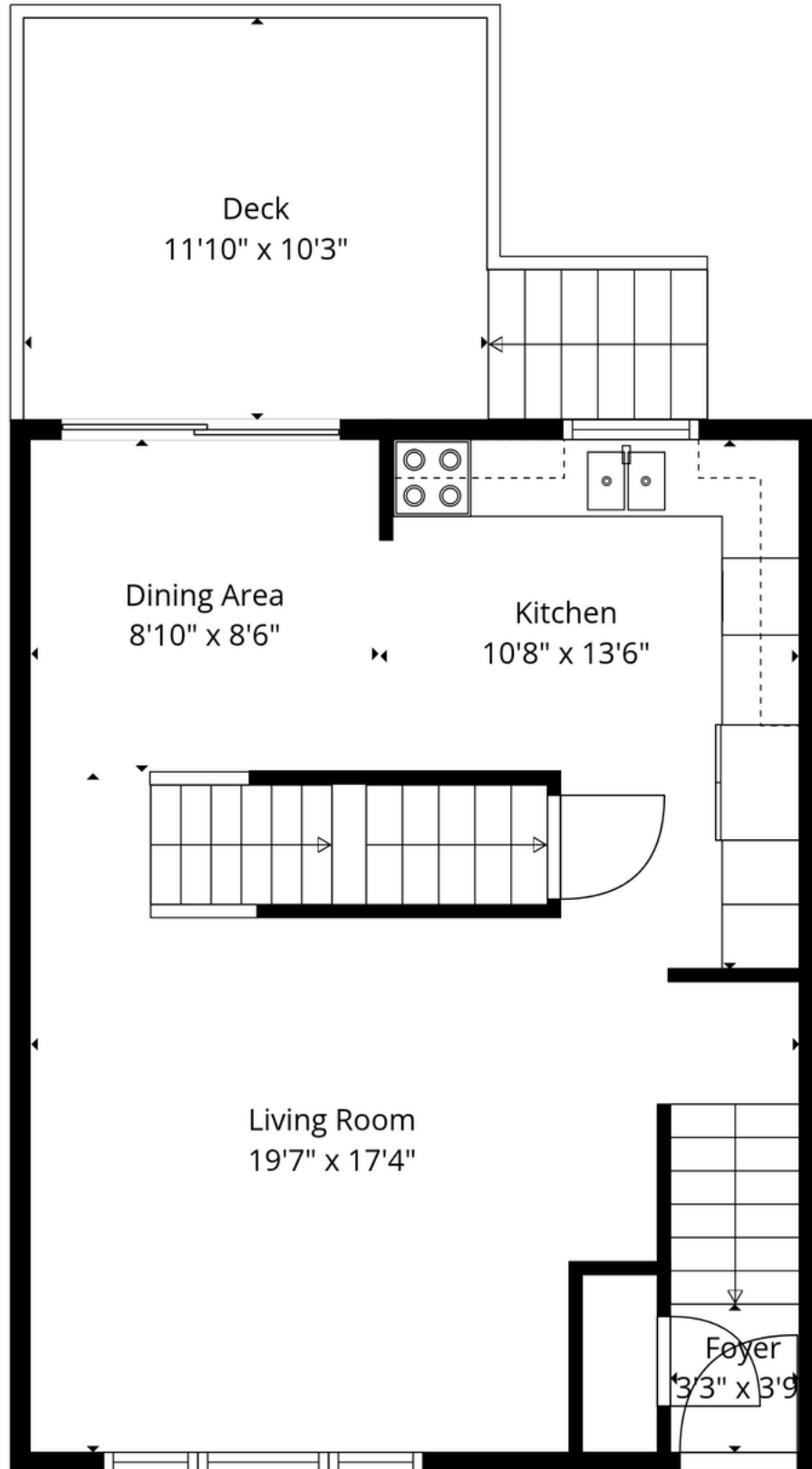


Full bathroom in the basement

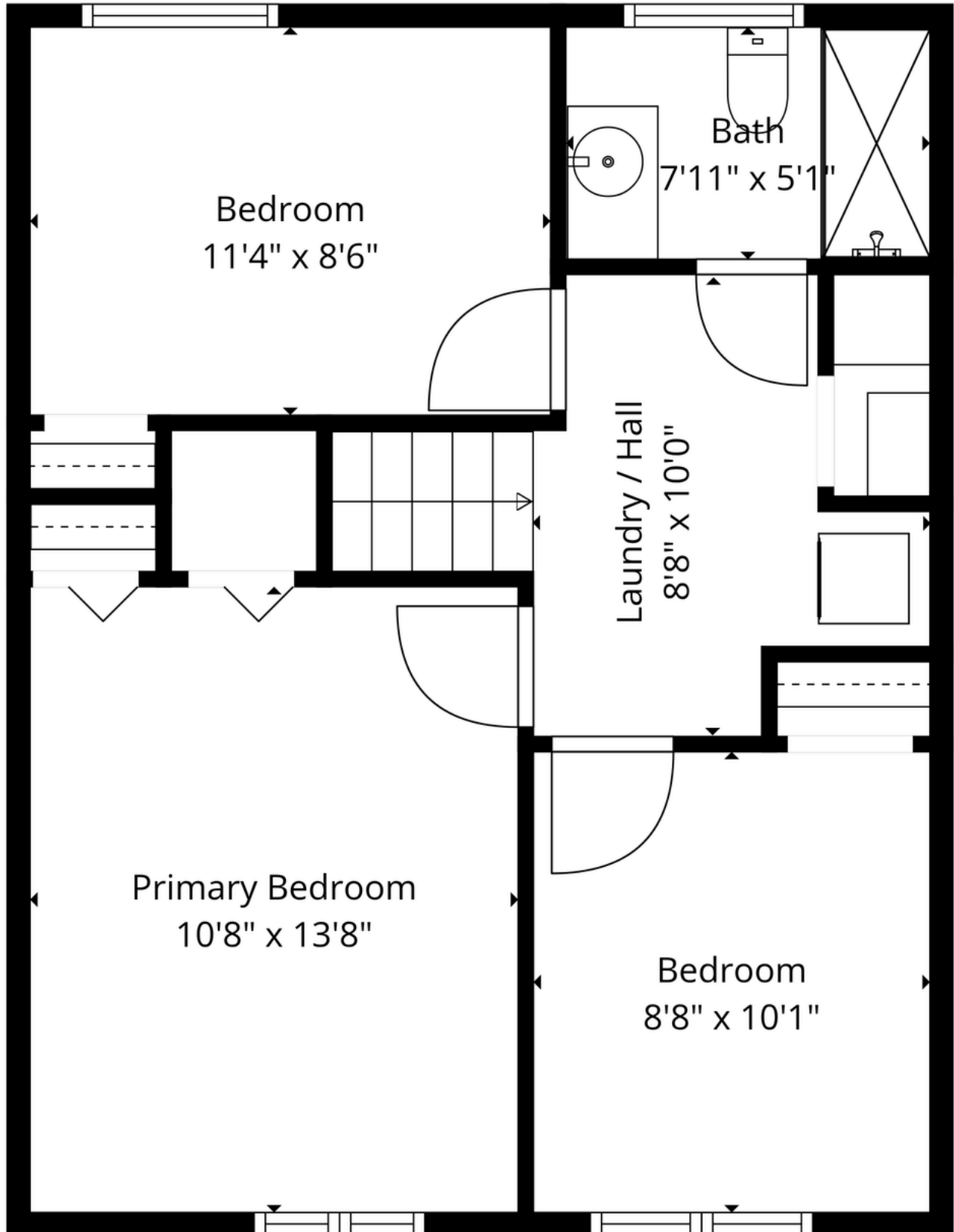


Backyard & shed

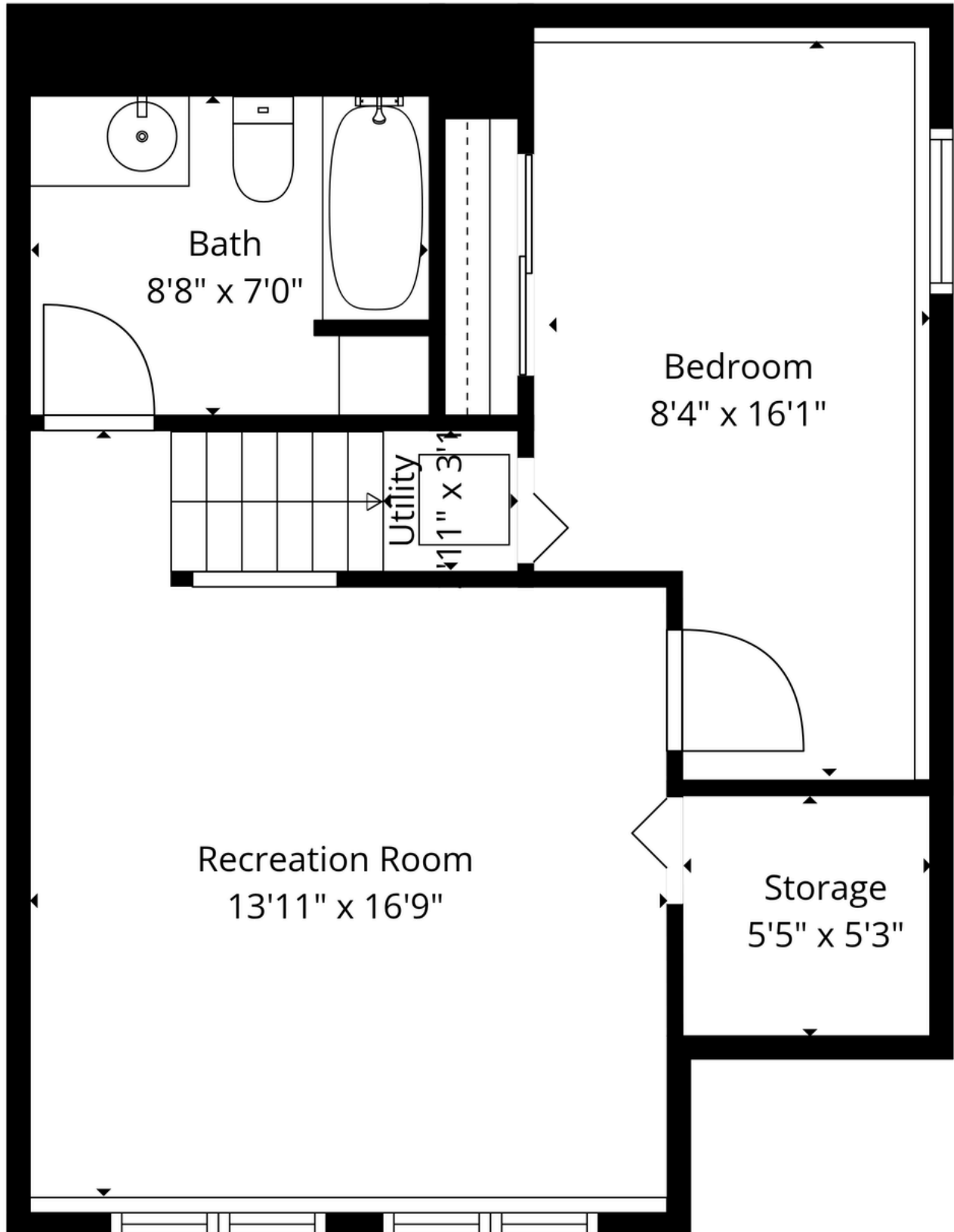
Main floor



Second floor



Basement



Assessment Account Number (AAN): 05916283**Property Legal Description:** 76 MERRIMAC DR LOT 14-A COLE HARBOUR DWELLING**Customer Number:** 1000201798**Assessed Owner(s):**

Residential Tax	Value	Rate	Amount	Your Summary
Urban General Rate	293,200	0.661	1,938.04	Total Taxes 2025/26 \$3,269.14
Supplementary Education	293,200	0.015	43.98	Interim Previously Billed \$-1,627.29
Fire Protection	293,200	0.015	43.98	Final Taxes 2025/26 \$1,641.85
Local Transit	293,200	0.092	269.74	Balance Due \$1,641.85
Climate Action	293,200	0.017	49.84	
Right-of-Way Charge	293,200	0.010	29.32	
Provincial Rate	293,200	0.305	894.24	
Total Residential Tax			\$3,269.14	
Total 2025/26 Taxes			\$3,269.14	

This bill has been forwarded to **PARADIGM QUEST / MERIX** for payment. If this institution is no longer responsible for your taxes, please make arrangements to pay this bill.

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
Aug 30, 2025	Oct 31, 2025	41059162838	601200099632	1,641.85	



This Account is subject to a Payment by Mortgage.

HALIFAX REGIONAL MUNICIPALITY
Please print change of mailing address below:

76 MERRIMAC DR
COLE HARBOUR NS B2W 4P8

Billing and Usage History Report



Date: Wednesday, March 18, 2026

Service Address: 76 MERRIMAC DR
DARTMOUTH

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 January 1st, 2024, the price per kWh is \$.17547
 In 2023 the price per kWh was \$.16354

Year	Month	Days	Usage	\$Billed	Year	Month	Days	Usage	\$Billed
2026	Mar		0	\$ -	2025	Mar	57	3,539	\$ 689.42
	Feb		0	\$ -		Feb		0	\$ -
2026	Jan	63	4440	\$ 855.33	2025	Jan	63	3,847	\$ 726.06
	Dec		0	\$ -		Dec		0	\$ -
	Nov	62	1577	\$ 331.05		Nov	63	1,495	\$ 303.00
	Oct		0	\$ -		Oct		0	\$ -
	Sep	62	1255	\$ 271.28		Sep	60	907	\$ 198.91
	Aug		0	\$ -		Aug		0	\$ -
	Jul	64	2922	\$ 361.11		Jul	59	951	\$ 206.70
	Jun		0	\$ -		Jun		0	\$ -
	May		1183	\$ 257.92		May	64	1,529	\$ 308.20
2025	Apr		0	\$ -	2024	Apr		0	\$ -

	Usage	Billed		Usage	Billed
Total:	11,377	\$ 2,076.69		12,268	\$ 2,432.29

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: 76 Merrimac Drive Cole Harbour NS B2W 4P8 PID(s)/ Serial #: 00600965

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: May 12, 2021

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: See 1.5, adding ridge vent after the fact caused a leak - localized in

1.3. Is there insulation in the exterior walls? Yes No Do not know
Type: Don't know

1.4. Is there insulation in the attic/roof? Yes No Do not know
Type: Blown cellulose

1.5. What is the age and type of roof?
Age: 5yrs Do not know
Type: Asphalt Shingles Do not know
Are you aware of any repairs or upgrades made to the roof?
 Yes No Does not apply
If yes, provide details: Ridge vent added

2. Heating and Cooling Sources

2.1. What is the primary heat source and unit age, if known?
Source: Electric Age: _____ Do not know
If applicable, what are the alternative heat source(s) and unit age(s), if known?
Source: _____ 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? 4-5yrs 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: _____

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: Switched all thermostats to programmable (M-ISA)

Cole Harbour

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? unuse

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: _____

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

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 _____

Date 29/3/14

Witness _____

Seller _____

Date 26/3/14

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 _____

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: New proposed tenant building in the neighbourhood.

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 Roof + doors Attic insulation.

INVOICE

Artemis Contracting

14 Josephine Court
Dartmouth, NS
B2W 5Z9

(902) 403-6998
artemiscontractingns@gmail.com

Bill To

76 Merrimac Drive
Dartmouth, NS

Invoice Num

183

Date

Apr 18, 2021

Due Date

Apr 18, 2021

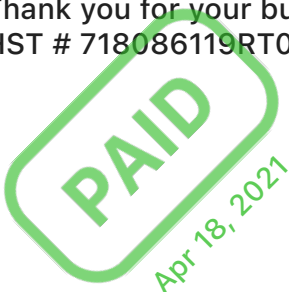
Terms

0 days

Description	Quantity	Rate	Amount
<p>* Remove 8 existing windows and 1 door to expose rough openings. Install new solid vinyl windows in openings, plumb, level and square. Insulate using low expansion enerfoam insulation. Seal exteriors using thermoplastic sealant. Install new pine furring strips and 2 3/4" colonial MDF casing to interior. Door to be trimmed to match. No paint to stain included in estimate. Remove all debris from site and dispose of. All work guaranteed for 5 years. All windows and doors to be supplied by homeowner, all installation and trim materials provided by contractor. Locks to be provided by homeowner. Replace handle and lock on rear patio door and adjust door in addition to quoted price. Deposit of \$1000 upon acceptance of quote and balance due upon completion. Tax included in price.</p>	1	\$2,500.00	\$2,500.00

* Indicates non-taxable item

Thank you for your business.
HST # 718086119RT0001



Subtotal	\$2,500.00
HST (15%)	\$0.00
Total	\$2,500.00
Paid	\$2,500.00

Balance Due \$0.00

Matheson Windows & Doors (2006) Ltd RECEIPT

10 Akerley Blvd. Suite 63
Dartmouth, Nova Scotia B3B 1J4
Ph: (902) 462-5959

Receipt No.: 7997
04/14/2021

Amount Received \$4,144.36

From:

76 Merrimac Drive
Dartmouth, Nova Scotia B2W 4P8

Signature _____

Via Visa

Matheson Windows & Doors (2006) Ltd

Rayner, Nicole 04/14/2021 Receipt No.: 7997

	Discount	Amount Received		Discount	Amount Received
7509		4,144.36			

Via Visa Total 4,144.36

Matheson Windows & Doors (2006) Ltd

Rayner, Nicole 04/14/2021 Receipt No.: 7997

	Discount	Amount Received		Discount	Amount Received
7509		4,144.36			

Via Visa Total 4,144.36



RPM @ Home Team Ltd. Halifax

202 Brownlow Ave, Dartmouth, NS, B3B 1T5
1-888-776-4629 | booking@therpmgroups.com |
www.rpmhomeservices.ca

RECIPIENT:

76 Merrimac Drive
Forest Hills
Dartmouth, Nova Scotia B2W 4P8
Phone: 9028097334

Invoice #3613	
Issued	Sep 22, 2023
Due	Sep 22, 2023
Paid	Sep 22, 2023
Rep Name	Amber
Total	\$5,405.00
Account Balance	\$0.00

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Sep 22, 2023				
Attic insulation Improvement	Add blown cellulose to improve attic to R60 + (Currently has R20-25 blown fibreglass and less) Extend Baffles as needed. Build up hatch walls if needed. Weatherstrip around hatch Mold Pricing 500sqft x \$5.65 = \$2825 Total: \$3248.75 Promo Pricing 500sqft x \$3.75 = \$1875 Total: \$2156.25 Total: \$5405 \$305 deposit paid by Etransfer \$5100 left Doing FinancelT	500	\$3.75	\$1,875.00
Mold Remediation Specialist	Treating attic mold by removing as much insulation as possible to expose all surfaces. Treating infected areas with mold removal solution. Mold removal guaranteed for 2 years. Client is able to book no cost visit every 12 months for evaluation.	500	\$5.65	\$2,825.00



RPM @ Home Team Ltd. Halifax

202 Brownlow Ave, Dartmouth, NS, B3B 1T5
1-888-776-4629 | booking@therpmgroups.com |
www.rpmhomeservices.ca

Thank you for your business. Please contact us with any questions regarding this invoice.

By receiving this you have agreed that work has been completed and to your satisfaction.

HST/GST Number - 721552891 RT0001

Subtotal	\$4,700.00
Halifax (15.0%)	\$705.00
Total	\$5,405.00
Paid	– \$5,405.00
Invoice balance	\$0.00
Account balance	\$0.00

PAID



TYMARK ROOFING

76 STONEHAVEN CRESCENT
COLE HARBOUR, NS B2V 2S7
TEL: (902) 233-9819 OR (902) 789-6780
EMAIL: TYMARKROOFS@GMAIL.COM

Roofing Workmanship Warranty

Owner/Company:

Property Address: 76 Merrimac Drive, Dartmouth, B2X 2H2

Roof Type: Residential, duplex

Colour: Dual Brown

Completion Date: April 4, 2021

TyMark Roofing (hereafter **warrantor**) will warrant against defects in workmanship for the installation of the roofing system as follows: Commencing upon completion date for a period of **7 years** for the repair of roofing system as well as any damage done to the interior due to improper installation. Warrantor also agrees to provide upon reasonable notice and at reasonable times for any warranty repairs to be completed.

Conditions:

1. The warranty items are to be repaired by TyMark Roofing only and the owner shall notify the warrantor of any leak, defect, failure or deficiency that is discovered by the owner within five (5) days of the discovery. If the leak, defect failure or deficiency is covered by this warranty, the warrantor shall then have the right to immediately inspect and repair the problem hereunder. If the leak, defect, failure or deficiency is not covered by this warranty, the warrantor shall have the right to immediately inspect and repair the problem with the owner's written authorization and at the owner's sole expense.
2. Applicator shall have the right to annually inspect the roof during term of warranty.
3. Payment as per terms of the contract shall constitute the sole consideration for this warranty. If the owner fails to make payment in accordance with the terms of the contract, this warranty shall be void and have no further effect.

Exclusions:

1. Damage to the roofing, property, building, or contents caused by fire, settling, distortions, or other failure of the building, natural causes including floods, lightning, high winds, hail, hurricanes, tornadoes, earthquakes or extraordinary or unusual events.
2. Any fungus, bacteria, infestation, UV degradation, rust or corrosion resulting in metal or wood decay.
3. Damage to the roofing job from cracks or openings in the roof substrata, walls, partitions, foundations, etc.
4. Vandalism, penetration, damages or attacks to the roof by third parties or foreign objects or agents, including plant or animal life, and abuse of the roof by foot traffic and abuse from other trades or individuals.
5. Damage caused by alteration or addition to encroachment upon erection of a structure on the roof or any use of the roof other than its original intended purpose, including but not limited to, snow shovelling, heat cables, salt, etc.
6. There is no implied Warranty of Merchant Ability or Fitness in connection with roof materials supplied by this contractor. This warranty shall not render this contractor liable in any respect for any damage to this building or any contents thereof for any loss, injury or damage to persons or property resulting from any defect in the materials supplied, nor will contractor be held liable for incidental, special or consequential damages, direct or indirect, of any nature to any person sustained from any cause due to manufacturer's defect in materials supplied.

Other Provisions:

1. No modifications of this warranty shall be effective unless in writing and approved by all parties.
2. This warranty is transferable one time to your buyer.
3. This warranty shall not be effective unless executed by an authorized representative of the warrantor.
4. This warranty contains the sole and exclusive liability of warrantor for the roofing job and the application, maintenance and repair thereof.

The undersigned has approved the foregoing Roofing Warranty and accepts all installation and products furnished in connection with this project and therefore subject to all terms hereof:

Client Name (please print): _____

Client Signature: _____

Date: _____

Company Representative (please print): Tijah Borden

Representative Signature: Tijah Borden

Date: Apr 19, 2021

ONE CALL PAVING
1730 COLE HARBOUR RD
COLE HARBOUR, NS B2Z1C4
902-462-8883

SALE

MID: 5886515
TID: 002 REF#: 00000002
Batch #: 207001 RRN: 00000002
07/25/24 15:52:04
APPR CODE: 06157E
MASTERCARD Chip
*****6C78 **/**

AMOUNT \$4,870.25

APPROVED

Mastercard
AID: A0000000041010
TVR: 00 00 00 80 00
TSL: E8 00

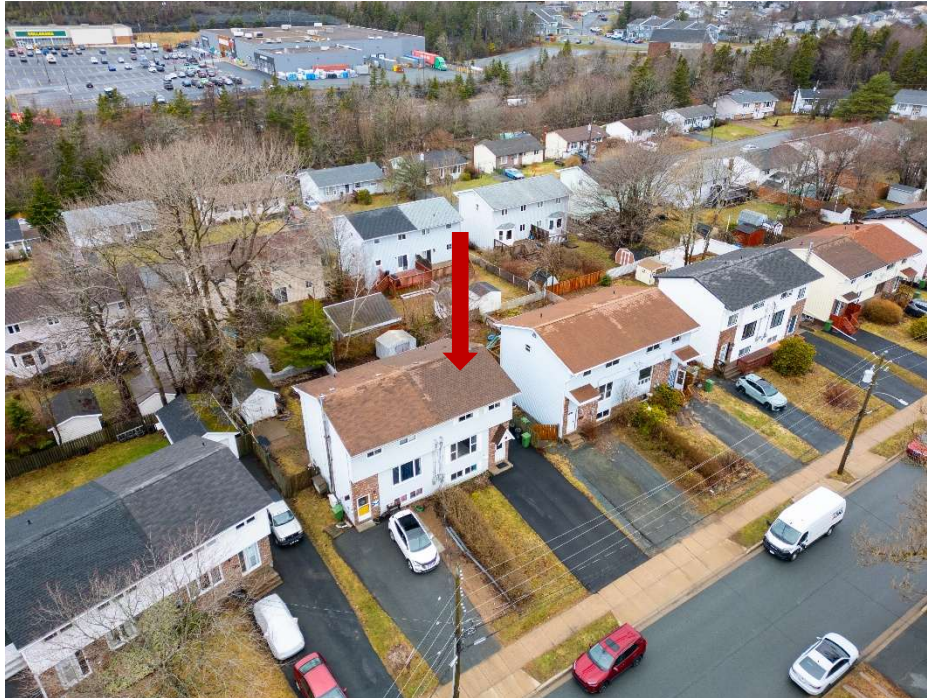
BY ENTERING A VERIFIED PIN
CARDHOLDER AGREES TO PAY ISSUER
SUCH TOTAL IN
ACCORDANCE WITH ISSUER'S
AGREEMENT
WITH CARDHOLDER

THANK YOU! / MERCI!

CUSTOMER COPY

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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