

Welcome to 5520 Stanley Place



This address gets an 92% walk score!! You can walk or bike everywhere! In this charming home with lots of historical character, you'll find two good-sized bedrooms and a full bathroom upstairs. The main level has an eat-in kitchen, living room, and sun room which overlooks the back yard - a great place to sit and read or enjoy morning coffee. The unfinished basement has lots of additional storage space. The possibility is there to finish the attic and add even more space in this cute little home! Heating costs are kept very low by this home having shared walls. The backyard with its garden offers a quiet oasis in the city and can become a parking spot in the winter.

This is a real neighbourhood where you meet the same people on the tree-lined streets each day and where you can become a regular in your favorite cafe. In mere minutes you can be enjoying a coffee or meal in one of the shops or restaurants along the Hydrostone's lovely shopping street, buy fresh fruits and vegetables at the market, or pop over to the Lion's Head for some live music on Sundays or to sing Karaoke on Saturdays. Lots of nearby parks include Fort Needham Memorial Park, the Hydrostone Park and the Merv Sullivan Park. This neighbourhood offers both history, comfort and ease of access to everything the city's peninsula has to offer.

BUY WITH CONFIDENCE, SELL WITH SUCCESS!

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



Wonderful curb appeal!



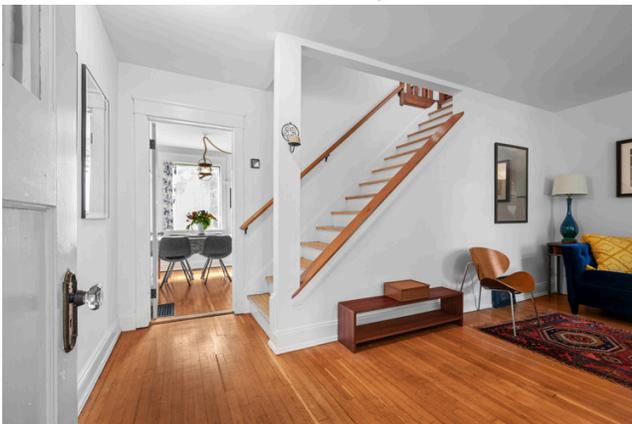
Beautiful backyard



Spacious living room



Lovely hardwood



Central staircase



Eat-in kitchen



So much charm!!



A wonderful place to cook



The opening to the sunroom



The sunroom is so cozy!



The upstairs hallway



The primary bedroom



The large second bedroom



Nice bright full bathroom



Unfinished basement



Fabulous backyard

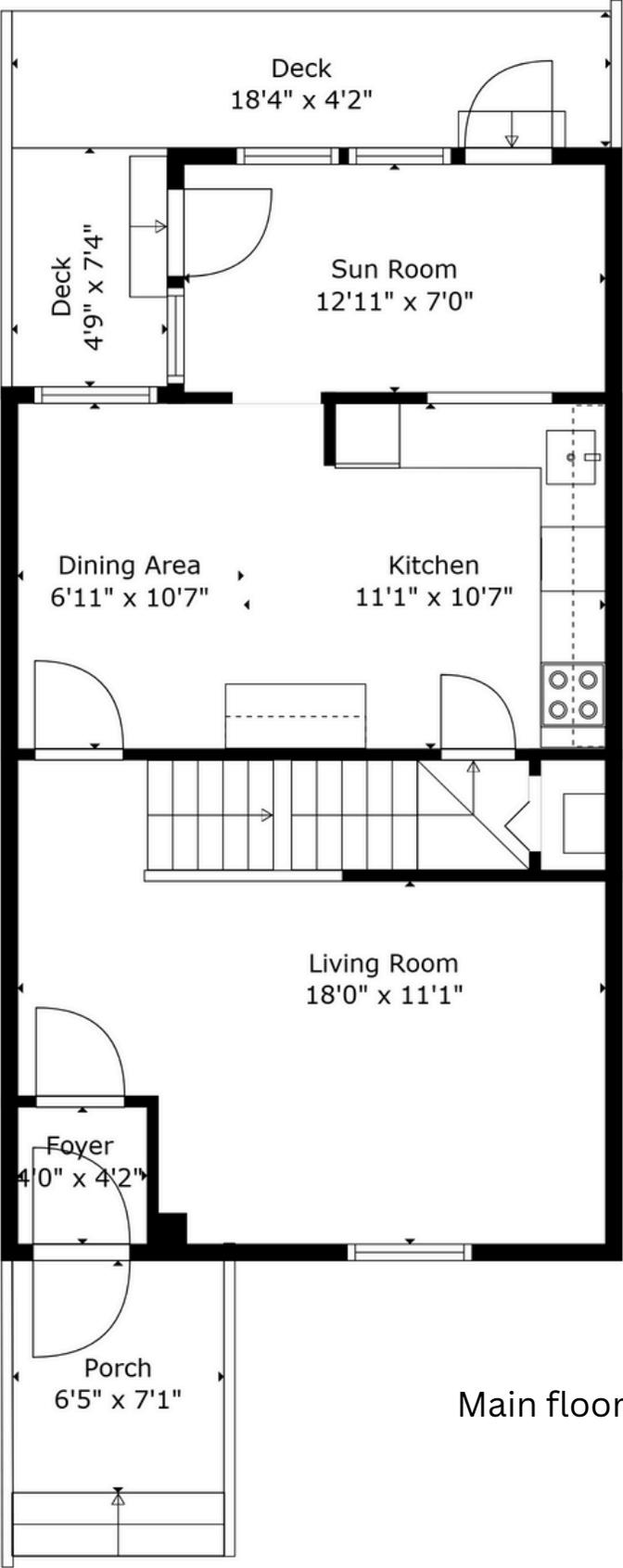


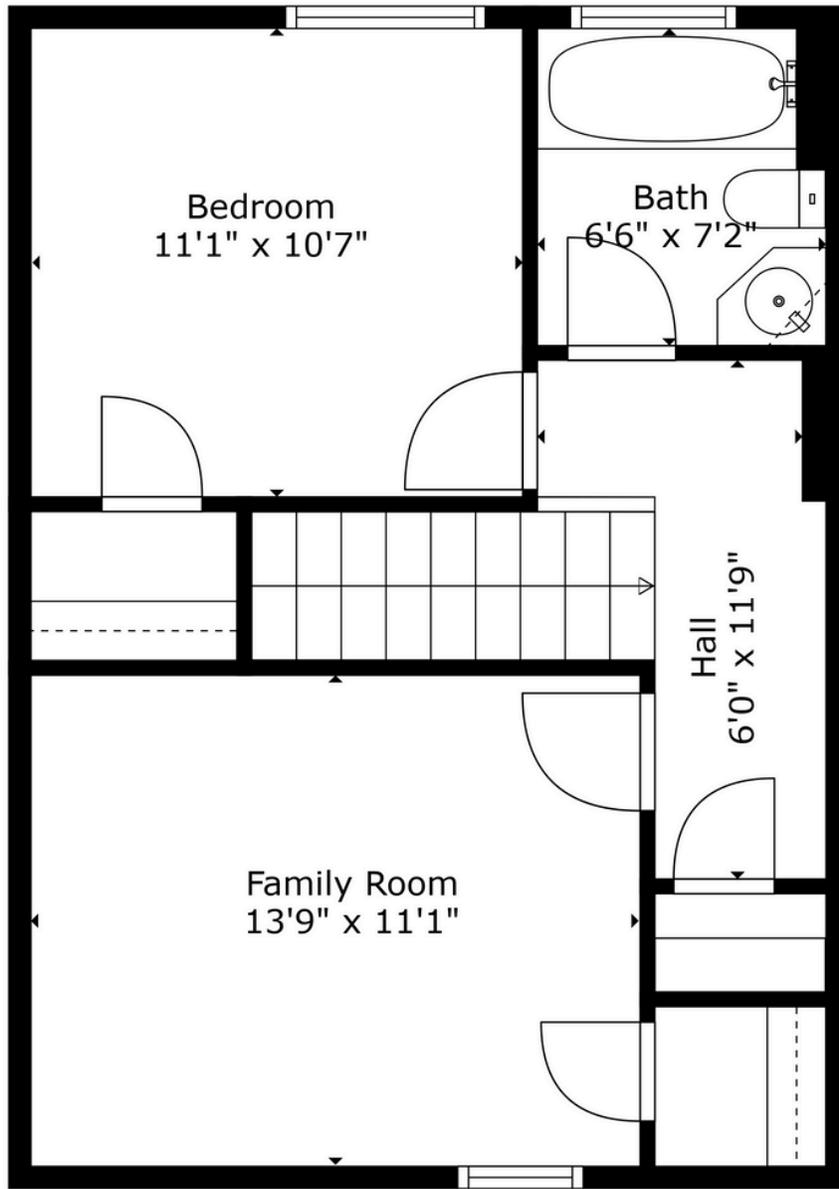
Negotiable sauna



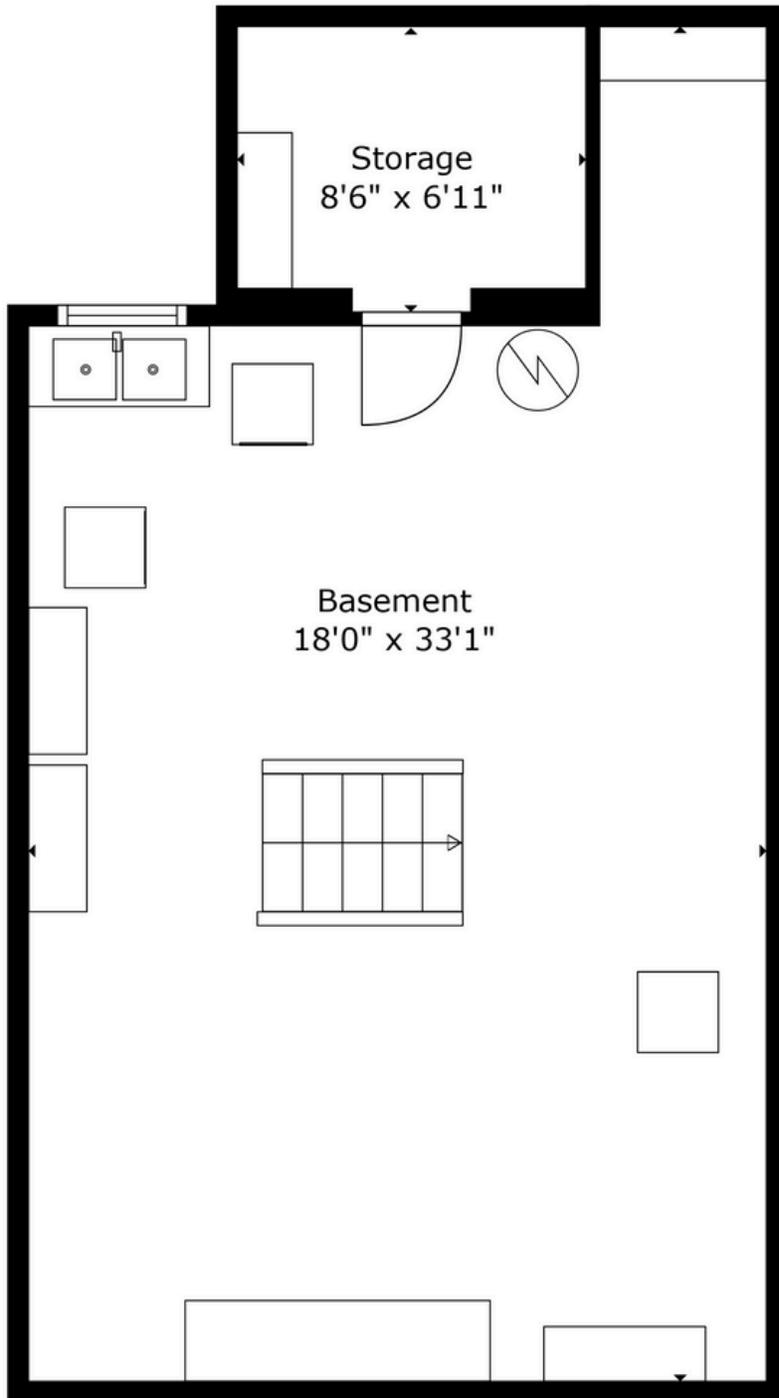
Gardens and an outdoor oasis

In the summer there is lots of free street parking so we've never had a problem with leaving our car on the street. In the winter, when the winter parking ban goes into effect, we remove the soft "wall" across the back of the yard, move the lawn furniture, and park in the yard. It leaves us with the flexibility to have a wonderful backyard in the summer and still have a place for the vehicle in the winter.





Second floor



Basement



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: 5520 Stanley Place Halifax NS B3K 2E7 **PID(s)/ Serial #:** 00114801

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: 11/22/2017

1. Structural

1.1. Are you aware of any structural problems, unrepaired damage, dampness or leakage? Yes No

If yes, provide details: Basement corner has had leaks in heavy rain

1.2. Are you aware of any repairs to correct structural damage, leakage or dampness problems? Yes No

If yes, provide details: Roof on neighbour's sunroom repaired, leaks improved

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

Type: _____

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

Type: Fiberglass

1.5. What is the age and type of roof?

Age: North shingles - 2020; South - 2022 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: North side resingled in 2020; south side resingled in 2022

2. Heating and Cooling Sources

2.1. What is the primary heat source and unit age, if known?

Source: Oil fired furnace Age: 2003 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 11, 2024.

What is the type of oil tank? Steel Fiberglass

What is the tank size? 680 litres

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 is 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: _____

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: Wired thermostat & 220 V outlet installed in 2018; GFCI outlets installed in the kitchen in 2025

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: New kitchen sink and faucet in 2023

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? _____

Basement, in the alcove by the water heater

7.4. Are you aware of any problems and/or malfunctions with the sewage disposal?

- Yes No Does not apply

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: Aforementioned rainwater leak in basement corner

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: Neighbourhood covenants
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 **Roof warranty**

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
Witness Seller 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

CENTURY 21[®]

Trident Realty Ltd.

KITCHEN WINDOW AND ELECTRICAL PANEL:

The window in the kitchen is older so we've obtained a quote from Windows Plus for its replacement to give a buyer an idea of the projected cost.

Similarly, while we have not had any problems with the electrical panel whatsoever, we realize that many people do not wish to have a fuse panel. We have obtained a quote from Amped Electric to upgrade the panel as well.

Please find those quotes on the following pages and **these things shall be up to a buyer to replace.**

ROOF:

The roof was done in two sections with the front shingles being replaced in 2020, and the back shingles being replaced in 2022. The information is included in this package and the warranties remaining on each section shall be conveyed to a buyer.

OIL TANK:

The oil tank was changed on January 27, 2025. The receipt for this is included in this package.

POWER AND OIL BILLING HISTORY:

We could not obtain our billing history from NS Power but please find an online print out of the past year of costs included in the following pages.

We did not always order oil from the same company. Please find receipts covering the past two years of our oil consumption included from two companies.

As we are between two other homes our heating bills have always been very reasonable and you will find this home very economical to heat and maintain.

THIRD FLOOR AS LIVING SPACE:

Many of the homes in the Hydrostone District have finished their attic to be full living space. The ceiling is high and the potential is there. We did not finish the attic in this house but we did get a design drafted which you can see photographed in the following pages. We will be happy to leave behind the original paperwork should you wish to move forward with finishing that space.

BUY WITH CONFIDENCE, SELL WITH SUCCESS!

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

Contact UsWebsite: Halifax.ca/taxes

Phone: 311

Email: contactus@311.halifax.ca**Assessment Account Number (AAN):** 03914291**Property Legal Description:** 5520 STANLEY PL LOT 128 HALIFAX DWELLING**Customer Number:** 1000285383**Assessed Owner(s):****Your Interim 2025/26 Tax Bill**

Interim 2025/26 Taxes	\$1,875.37
Interim 2025/26 Taxes	\$1,875.37

Your Summary

Interim Taxes 2025/26	\$1,875.37
Balance Due	\$1,875.37

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 15, 2025	Apr 30, 2025	41039142918	601900023835	1,875.37	<input type="text"/>



HALIFAX REGIONAL MUNICIPALITY

*Please print change of mailing address below:*5520 STANLEY PL
HALIFAX NS B3K 2E7

286

13972

13972

This Indenture made this ELEVENTH day of October

A.D. 1957.

Between:

THE HALIFAX RELIEF COMMISSION, a body corporate, incorporated under Chapter 61 of the Acts of Nova Scotia for the year 1918, having its head office at Halifax, in the County of Halifax, Province of Nova Scotia, (hereinafter called the "GRANTOR")

- and - REGINALD W. COOPER, Of the One Part

(hereinafter called the "GRANTEE")

Of the Other Part.

Witnesseth:

That the Grantor for and in consideration of the sum of One Dollar (\$1.00) of lawful money of Canada and other good and valuable consideration to the Grantor in hand well and truly paid by the Grantee, at or before the enrolling and delivery of These Presents, the receipt whereof is hereby acknowledged, hath granted, bargained, sold, aliened, enfeoffed, released, remised, conveyed and confirmed, and by These Presents doth grant, bargain, sell, alien, enfeoff, release, remise, convey and confirm unto the Grantee,

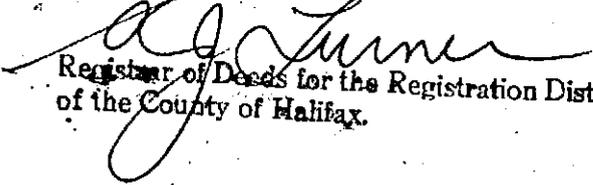
Heirs and Assigns, ALL that certain lot, piece and parcel of land, situate, lying and being in Halifax, in the County of Halifax, and more particularly described as follows:

BEGINNING on the southern side of Stanley Street also known as Stanley Place at a point distant westerly 121.30 feet from the intersection formed by the said southern side of Stanley Street and the western side of Gottingen Street, the said point being also on the prolongation northerly of the centreline of the partition wall between what are known as Civic numbers 8 and 10 Stanley Place; thence westerly along the southern side of said Stanley Street 18 feet to the northeastern corner of lot number 129 as shown on the plan referred to below; being also on the prolongation northerly of the centreline between Civic numbers 10 and 12 Stanley Place; thence southerly along the said prolongation and said centreline and a line in continuation thereof 82.4 feet or to the southeastern corner of lot number 129; thence easterly 18 feet to the prolongation southerly of the centreline between the partition wall of the aforesaid Civic numbers 8 and 10 Stanley Place; thence northerly along said prolongation, and said centreline and a line in continuation thereof, 82.4 feet to the southern side of Stanley Street at the place of beginning.

The above described lot being on the southern side of Stanley Street in the City and County of Halifax and being lot number 128 on a Plan of Subdivision, Halifax Relief Commission Hydrostone Development, made by H. B. Pickings, P. L. S., and dated January 12, 1922, and presently known as Civic Number 10 Stanley Place.

Province of Nova Scotia
County of Halifax

I hereby certify that the within instrument was recorded in the Registry of Deeds Office at Halifax, in the County of Halifax, N.S. at 12:45 o'clock P.M. of the 21st day of October A.D. 1957 in Book Number 1498 at Pages 286-288


Registrar of Deeds for the Registration District
of the County of Halifax.

Subject to an easement for the owner or owners of any part of the building of which the building on said land forms a part to keep and maintain the existing encroachments of such former building on and over the said lands with the right in such owner or owners to enter thereon by themselves their servants or agents to make necessary repairs or alterations to such encroachments.

TOGETHER WITH all and singular the Buildings, Easements, Tenements, Hereditaments and Appurtenances to the same belonging, or in anywise appertaining, with the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim, property and demand, both at law and in Equity of the Grantor, of, in, to or out of the same, or any part thereof.

TO HAVE AND TO HOLD the said lands and premises, with the appurtenances, and every part thereof, unto the said Grantee, his Heirs and Assigns, to his and their sole use, benefit and behoof forever.

And the said Grantor for itself, its Successors and Assigns, doth hereby covenant, promise and agree to and with the Grantee, his Heirs and Assigns in manner following, that is to say: That it the Grantor, hath not executed or done, or knowingly suffered or been party or privy to any deed or thing whereby or by reason whereof the said lands and premises or any part thereof are or may be impeached, charged, affected or encumbered in title, estate or otherwise, or by means whereof it is in anywise hindered from conveying the said lands and premises or any part thereof in the manner in which it is hereby expressed to be conveyed.

To the intent that the burden of the following covenants may run with the lands hereinabove described the Grantor and the Grantee do hereby respectively covenant and agree with each other and as to the Grantee with the owner or owners of any other land to which is attached the benefit of the covenants, stipulations, restrictions and provisions hereinafter set out and with their respective heirs, executors, administrators, successors and assigns that the Grantee and the Grantee's successors in title from time to time of the said land will henceforth observe and comply with the covenants, stipulations, restrictions and provisions hereinafter set out.

1. The Grantee agree that the building on the said lands shall be kept in such a state of repair that no damage or loss will be caused through its deterioration to any other part of the building of which the building on the said lands forms a part.

2. (a) The wall or walls between the building on the aforesaid land and the other part or parts of the building of which the former building forms a part shall be deemed to be party wall or walls and shall be used for the joint purposes of the respective adjoining premises, and shall be maintained and kept in repair at the joint expense of the respective purchasers or owners of such premises and their successors in title, and each shall have an easement of support from the other in respect of his portion of such wall or walls.

(b) The chimney serving both the building on the aforesaid land and any adjoining building or part thereof shall be used for the joint purpose of the respective adjoining premises, and shall be maintained and kept in repair at the joint expense of the respective purchasers or owners of such premises and their respective successors in title.

If the respective owners of such parts of the said building cannot agree as to the repairs to be made at any time, any such owner may refer the matter to the Vendor or to the Town Planning Engineer of the City of Halifax aforesaid and the decision of either as to what repairs should be made shall be final and binding on all such owners and they shall bear the cost of the same equally with the right of one owner to recover from the other one half of the cost of any repairs carried out by either pursuant to such decision.

3. Any area of shingles, boards, cement blocks or other materials which covers part of the building on the aforesaid lands and part of any adjoining building of which the former building forms a part shall be maintained and kept in repair at the joint expense of the respective purchasers or owners of such buildings and their respective successors in title.

4. The Grantee will pay half the cost of maintaining any water or sewer pipe which is situate wholly or partially on the land adjoining his premises and which serves the building or buildings of which the building hereby agreed to be sold forms a part with the right from time to time to enter on land and to anything reasonably necessary to make repairs to any water or sewer pipe which serves such adjoining building or buildings whether or not the building on the land agreed to be sold is served wholly or partly by such pipes.

5. The Grantee agree to suffer and permit the drain or fall of water, rain, ice or snow from any adjoining building of which the building herein agreed to be sold forms a part on and over the latter building and the land herein agreed to be sold, provided however that nothing contained in this clause shall be deemed to permit, allow or excuse any negligent act or omission of the owner of such adjoining building or land.

6. The Grantee further covenants and agree that there shall be reserved in favor of the Owner or Owners, Purchaser or Purchasers, of any part of the building of which the building on the hereinbefore described land forms a part, the easement or right to keep and maintain the existing encroachments of such former building on and over the said lands with the right to such owner or owners, purchaser or purchasers, to enter thereupon by themselves their servants or agents to make necessary repairs or alterations to such encroachments.

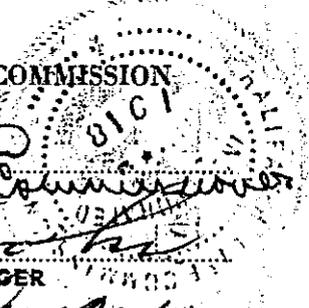
7. The Grantee further covenant and agree that he and his successors in title will take from any purchaser of the said lands covenants similar to the covenants hereinbefore set out; such covenants to be included in any agreement evidencing the sale of such lands and in the Deed conveying such lands.

IN WITNESS WHEREOF the Grantor has executed this Indenture the day and year first above written by affixing hereto its corporate seal attested by the signature of *M. E. Tibbs* its Chairman and *[Signature]* its Secretary-Manager.

SIGNED, SEALED AND DELIVERED in the presence of

Mabel A. Young
Mabel A. Young

THE HALIFAX RELIEF COMMISSION
[Signature] CHAIRMAN
[Signature] SECRETARY-MANAGER
Reginald W. Cooper PURCHASER



PROVINCE OF NOVA SCOTIA }
COUNTY OF HALIFAX, S.S. }

On this *17th* day of *October* A. D., 19 *17*
the subscriber personally came and appeared *Mabel A. Young*
the subscribing witness to the foregoing Indenture, who, having been by me duly sworn made oath and said that THE HALIFAX RELIEF COMMISSION, a party thereto executed this Indenture in her presence by affixing its corporate seal attested by the hands of *M. E. Tibbs* its Chairman and *[Signature]* its Secretary, thereunto duly authorized in this behalf.

E. J. Bragg
A Commissioner of the Supreme Court of Nova Scotia.

PROVINCE OF NOVA SCOTIA }
COUNTY OF HALIFAX, S.S. }

On this *17th* day of *October* A. D., 19 *17*
before me, the subscriber personally came and appeared *Mabel A. Young*
the subscribing witness to the foregoing Indenture, who, having been by me duly sworn made oath and said that *Reginald W. Cooper* one of the parties thereto, executed this Indenture in her presence.

E. J. Bragg
A Commissioner of the Supreme Court of Nova Scotia.

Amped Electric

165 Herring Cove Rd
Halifax NS B3P 1K8
902-222-9307
ampedelectricalcontracting@gmail.com
HST (NS) Registration No.: 761317726



Estimate

ADDRESS

5520 Stanley Place

ESTIMATE # 1064

DATE 28/07/2025

ACTIVITY	QTY	RATE	TAX	AMOUNT
Panel change Remove existing 100 amp fuse panel and replace with 100 amp breaker panel at 5520 Stanley Place, Halifax, NS. All materials, labour, permits and inspections included in price.	1	1,675.00	H	1,675.00

SUBTOTAL	1,675.00
HST (NS) @ 15%	251.25
TOTAL	\$1,926.25

TAX SUMMARY

	RATE	TAX	NET
HST (NS) @ 15%		251.25	1,675.00

Accepted By

Accepted Date

Quote
Order # [D7669]



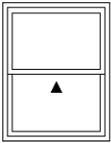
Reference:
Tag: **conf**
Modified: 7/28/2025
Valid: 9/1/2025
No: 7669



Windows Plus Home Improvements Inc. (Dan Conrad) 95 Akerley Blvd., Unit E Dartmouth Nova Scotia NS B3B 1R7 Telephone: (902) 482-1000 Telephone 2: Cell phone: (902) 223-8014 - Dan's Cell Fax: (902) 468-9191 dan@windowsplus.ca	5520 Stanley Pl. Halifax Nova Scotia NS B3K 2E7 Telephone: Telephone 2: Cell phone: Fax:
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Qty	Model	Description
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1



Egress compliant
Sizing only

EnergyStar compliant



ER : 34
UFactor : 0.29
SHGC : 0.54
VT : 0.61

Dining Area
Frame : 43 1/8" x 55 1/2"
 Exterior moulding : 43 1/8" x 55 1/2"
#1 - Vinyl Window, Regency, Single hung, 1 lite
 43 1/8" x 55 1/2"
 Sashes split evenly
 Operators : Single hung
 Default exterior colour : White
 Default interior colour : White
 Energy Plus (Standard)
 ***Removal of Debris
 ***Insert Style Replacement (under 20 sq.ft.)
 ***Vinyl Sill Expander (painted)
 ***Aluminum Cladding (backband) - White
 ***Interior Trim - Retain existing
 ***Misc. Labour - hourly
 ***Materials Required

**** Some exterior wood around window will need to be removed as it has rot damage. Areas affected are to be repaired and they all exterior is to be clad with new white aluminum. ****

Total (Selling) : (1 x \$ 1 437.49) = \$ 1 437.49

Account: 20834487 (5520 STANI

Apply filter? 

<input type="checkbox"/>	Due Date* 	Account Number	Service Address	Billed Amount	Current Balance	
<input type="checkbox"/>	Jul 28, 2025	20834487	5520 STANLEY PLACE HALIFAX, NS	\$282.89	282.89	>
<input type="checkbox"/>	May 14, 2025	20834487	5520 STANLEY PLACE HALIFAX, NS	\$252.99	252.99	>
<input type="checkbox"/>	Mar 17, 2025	20834487	5520 STANLEY PLACE HALIFAX, NS	\$266.49	266.49	>
<input type="checkbox"/>	Jan 13, 2025	20834487	5520 STANLEY PLACE HALIFAX, NS	\$241.01	241.01	>
<input type="checkbox"/>	Nov 15, 2024	20834487	5520 STANLEY PLACE HALIFAX, NS	\$238.22	238.22	>
<input type="checkbox"/>	Sep 16, 2024	20834487	5520 STANLEY PLACE HALIFAX, NS	\$286.17	286.17	>
<input type="checkbox"/>	Jul 15, 2024	20834487	5520 STANLEY PLACE HALIFAX, NS	\$258.13	258.13	>

Company: Quick Save Fuels Ltd.
 Date Range: 07-01-2023 to 07-23-2025
 Fuels Selected: All

DATE	CUSTOMER	ACCT #	ADDRESS	CITY	REF #	UNITS	PRC	AMOUNT	TAX
1. FURNACE OIL REBATE									
02-20-24		2919-1	5520 Stanley Place	Halifax	17586	636.0	1.399	\$889.76	\$44.48
10-08-24		2919-1	5520 Stanley Place	Halifax	700274	303.4	1.099	\$333.44	\$16.68
02-10-25		2919-1	5520 Stanley Place	Halifax	300342	388.9	1.399	\$544.07	\$27.20
03-27-25		2919-1	5520 Stanley Place	Halifax	700562	309.4	1.219	\$377.16	\$18.85
1. FURNACE OIL REBATE				# Deliveries: 4	1,637.7			\$2,144.43	\$107.21



Scotia Fuels Ltd

P.O. Box 8206
 Halifax, NS B3K 5L9
 Phone (902) 453-2121 Fax (902) 453-2126
 info@scotiafuels.com www.scotiafuels.com

INVOICE

Bill To :

5520 STANLEY PLACE
 HALIFAX NS B3K 2E7

DATE	INVOICE	PAGE
30/11/2023	B0750481	1

Ship to :

5520 STANLEY PLACE

 HALIFAX

Customer	24675
Order	

Shipment Account	24675
-------------------------	--------------

Product	Description	Qty	Price	Amount
1	Furnace oil	384.00	1.619000	621.70
	Federal Fuel Charge :		0.000000	0.00

PAYMENT TERMS - NET 30 DAYS

INVOICE DATE INTEREST WILL BE CHARGED ON OVERDUE ACCOUNTS AT THE RATE OF 2.00% PER MONTH (26.82% PER ANNUM)

Sub Total	621.70
HST	93.26
Rebate	-62.17
TOTAL	652.79

HST # 10475 2183 RT

Please write your account number AND the invoice number on your cheque or return a copy of the invoice with your payment

Thank you for your business.



Scotia Fuels Ltd

INVOICE

P.O. Box 8206
 Halifax, NS B3K 5L9
 Phone (902) 453-2121, Fax (902) 453-2126
 info@scotiafuels.com www.scotiafuels.com

Bill To
5520 STANLEY PLACE HALIFAX NS B3K 2E7

DATE	INVOICE	PAGE
29/04/2024	263842	1

Ship to :
5520 STANLEY PLACE HALIFAX NS

Contract #	
-------------------	--

Tech.	36
Order	18447

REF. :	
---------------	--

Customer	24675
-----------------	-------

Order	
--------------	--

Product	Description	Qty	Format	Unit	Price	Amount
NS	NOZZLES 0-.95	1.0	Each	1.0	24.00	24.00
SPF	SPIN-ON OIL FILTER	1.0	Each	1.0	20.50	20.50
V/C	FURNACE CLEANING - NO CHARGE	1.0	Each	1.0	0.00	0.00

PAYMENT TERMS - NET 30 DAYS

INVOICE DATE INTEREST WILL BE CHARGED ON OVERDUE ACCOUNTS AT THE RATE OF 2.00% PER MONTH (26.82% PER ANNUM)

Sub Total	44.50
HST	6.68
TOTAL	51.18

DETAILS

SERVICE DATE: 18APR2024

HST # 10475 2183 RT

Please write your account number AND the invoice number on your cheque or return a copy of the invoice with your payment
Thank you for your business.



"Heating up HRM"

The Burner Guys Inc.

141 O'Leary Drive
 Beaverbank, N.S. B4E 2L5
 Tel: 865-3150 Cell: 830-2445 Fax: 865-6064
 www.burnerguysheating.ca

24 hr. Emergency Service



NAME				DATE		
				DAY	MONTH	YEAR
ADDRESS 5520 Stanley Place				27	01	25
TELEPHONE				SERVICE CODE Tank		TANK LEVEL 1/4
PAYMENT METHOD		EFF	DRAFT	CO ₂	FLUE TEMP	SMOKE
CASH	CHEQUE	CHARGE	OTHER			
		/		85	-0.3	12%
					350	✓

QTY	PARTS	AMOUNT
1	150 gallon D.B.	
1	Tank Tray	
1	whistle / gauge	
2	unions	
1	K10 fuel filter	
1	75 x 60° nozzle	

TO 9-2:30 LABOUR 2 HOURS 5.5

RECOMMENDATIONS / REMARKS SUBTOTAL 2525

Installed new tank and HST 375.75

disposed of old tank TOTAL 2903.75

also cleaned furnace had up and running 15 min

SERVICEMAN N. deMatt CUSTOMERS SIGNATURE *[Signature]*



Client Name			
Client Address	5520 Stanley Pl, Halifax		
Client Phone			
Client Email			
Quote Number	HL22-299	Squares	11



Bronze: IKO Cambridge	
Work Type	Re-Roof
Subtotal	\$ 12,573.20
10% Discount	\$ 5143.58 11,215.88
Financing	\$ 170.90

Silver: GAF Timberline High Def HDZ	
Work Type	Re-Roof
Subtotal	\$ 11,654.90
10% Discount	\$ 5584.87 11,286.71
Financing	\$ 185.39

Gold: Majestic Rib	
Work Type	Re-Roof
Subtotal	\$ 23,159.84
10% Discount	\$ 2,084.38
Financing	\$ 313.12

** All Figures + HST

*** All Credit Card Payment Subject to 2.5% Garbage

Asphalt Roofing	
1	Remove Existing Shingles From Roof -1 Layer
2	Ice and Water Shield 6' along eaves, valleys
3	Synthetic underlayment over entire roof
4	Install Manufacturer starter strips, Hip & Ridge Cap
5	Install 50- year Fiberglass architectural shingles
6	All Roof Vents Included. Refer to List Below
7	Replace existing washroom/kitchen vents
8	Install caulking to match roof where needed
9	Clean all eavestroughs from loose debris
10	Remove all garbage from property
11	Snow Protection Not Included

Premium Asphalt Roofing	
1	Remove Existing Shingles From Roof -1 Layer
2	Ice and Water Shield 6' along eaves, valleys
3	Synthetic underlayment over entire roof
4	Install Manufacturer starter strips, Hip & Ridge Cap
5	Install 50- year Fiberglass architectural shingles
6	All Roof Vents Included. Refer to List Below
7	Replace existing washroom/kitchen vents
8	Install caulking to match roof where needed
9	Clean all eavestroughs from loose debris
10	Remove all garbage from property
11	Snow Protection Not Included

Metal Roofing	
1	Remove Existing Shingles From Roof -1 Layer
2	Ice and Water Shield 3' eaves, valleys (if applicable)
3	Synthetic underlayment over entire roof
4	Install product specific trims
5	Install client chosen roofing product
6	All Roof Vents Included. Refer to List Below
7	Replace existing washroom/kitchen vents
8	Install caulking to match roof where needed
9	Clean all eavestroughs from loose debris
10	Remove all garbage from property
11	Snow Protection Not Included

Asphalt Roofing	
25	Ridge Venting
Reuse Existing	Chimney Flashing
95	Drip Edge
New	Plumbing Flange

Premium Asphalt Roofing	
25	Ridge Venting
Reuse Existing	Chimney Flashing
95	Drip Edge
New	Plumbing Flange

Metal Roofing	
25	Ridge Venting
30	Metal Wall Flashing
30	Valley Flashing
Reuse Existing	Chimney Flashing
95	Drip Edge
New	Plumbing Flange

Warranty Package



Optional Extra Items			
Item	Scope Of Work	Qty (Sqft/Lnft)	Price
Full Ice and Water Shield	Supply and install Ice and Water shield over entire roof area	1071	\$ 2,832.11
New Sun Tunnel	Sun Tunnel - standard sizes only with flashing kit, includes interior connection	1	\$ 1,980.00

Additional Notes / Customer Request

Quote Summary			
Roof Sub-Total	5584.87	Deposit	1000
Extra Items Sub Total	837.73	Remaining Balance	5422.60
HST (15%)	837.73	Cost Plus 1	
Total Incl. Tax	6422.60	Cost Plus 2	

Project Details	
Product Name & Type	GAF HDZ
Product Colour	Charcoal
Vents & Metal Colour	Black Ridge Vents
Time-Frame Request	ASAP - end september ~ Sept 26

Client Approval

This proposal must be signed and dated by the client in order for it to become a binding contract.

Client Signature: Date: Sept 6 / 2022

Roofing Workmanship Warranty Form

All Day All Night Property Management

88 Whitehead Rd Harrietsfield N.S. B3V1B4

(902)789-7338

Warranty Form Issue Date: Nov 5th/20 Form #: 51

Customer: _____ Project Address: 5520 Stanley PL.

10 Year Workmanship Warranty

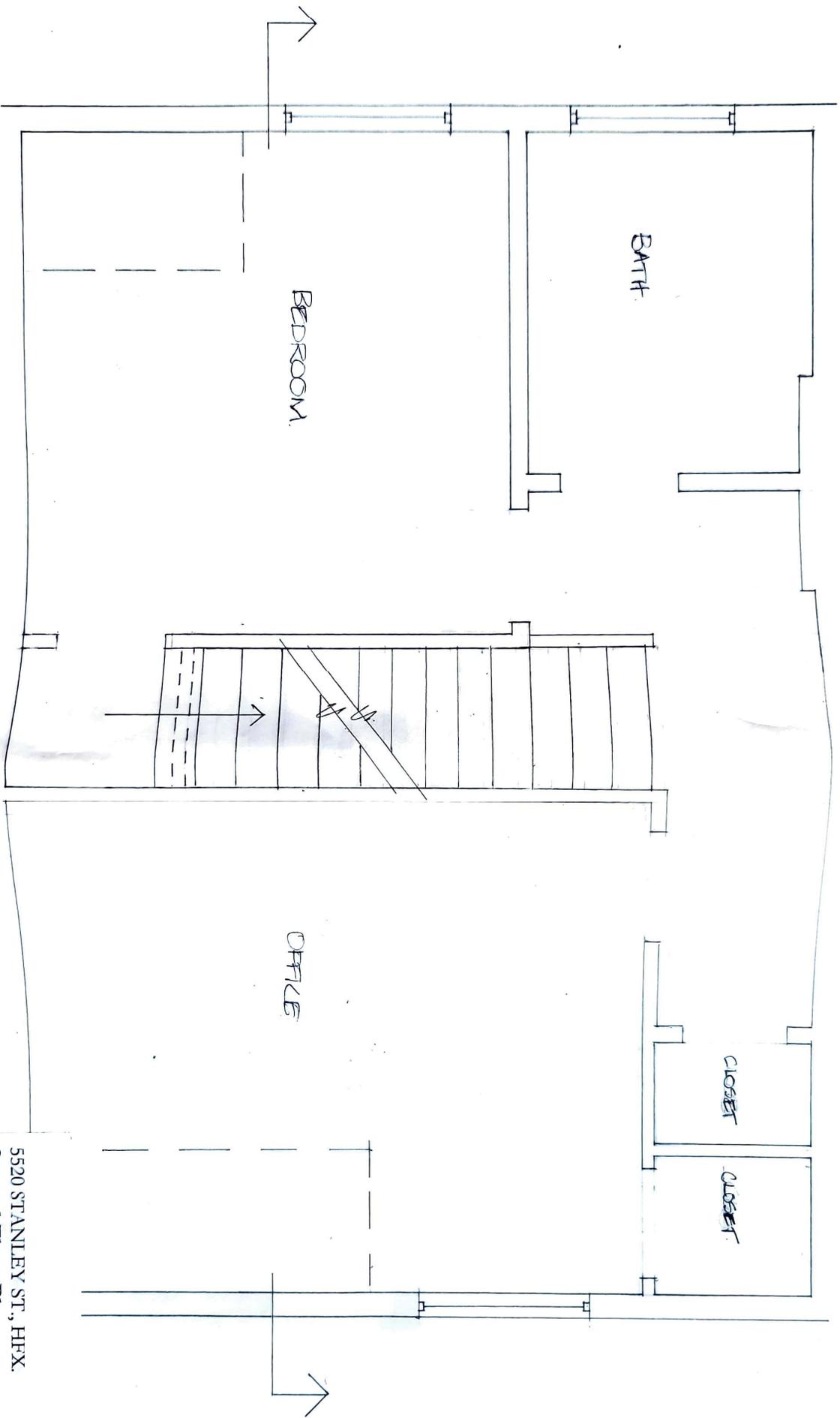
All Day All Night Property Management Warrants to the customer that the roof installation will be free of defects in workmanship. Should a failure occur due to defects in workmanship that may cause leakage or loss of shingles, All Day All Night Property Management will repair such problems by supplying labor and material for 10 years from the issue date on this form. This warranty is transferable one time to new property owner.

The warranty items are to be repaired only by All Day All Night Property Management and the customer must notify All Day All Night Property Management within 48 hours after the problem has been discovered.

All day All Night Property Management will not be liable for roof or structure damage resulting from normal wear and tear, including but not limited to animal damage, ice damage/damming, hailstorms, foreign objects, or hurricane force winds.

The duration of the manufactures warranty is determined by the product installed.

Customer Signature: _____ Installer Signature: CB

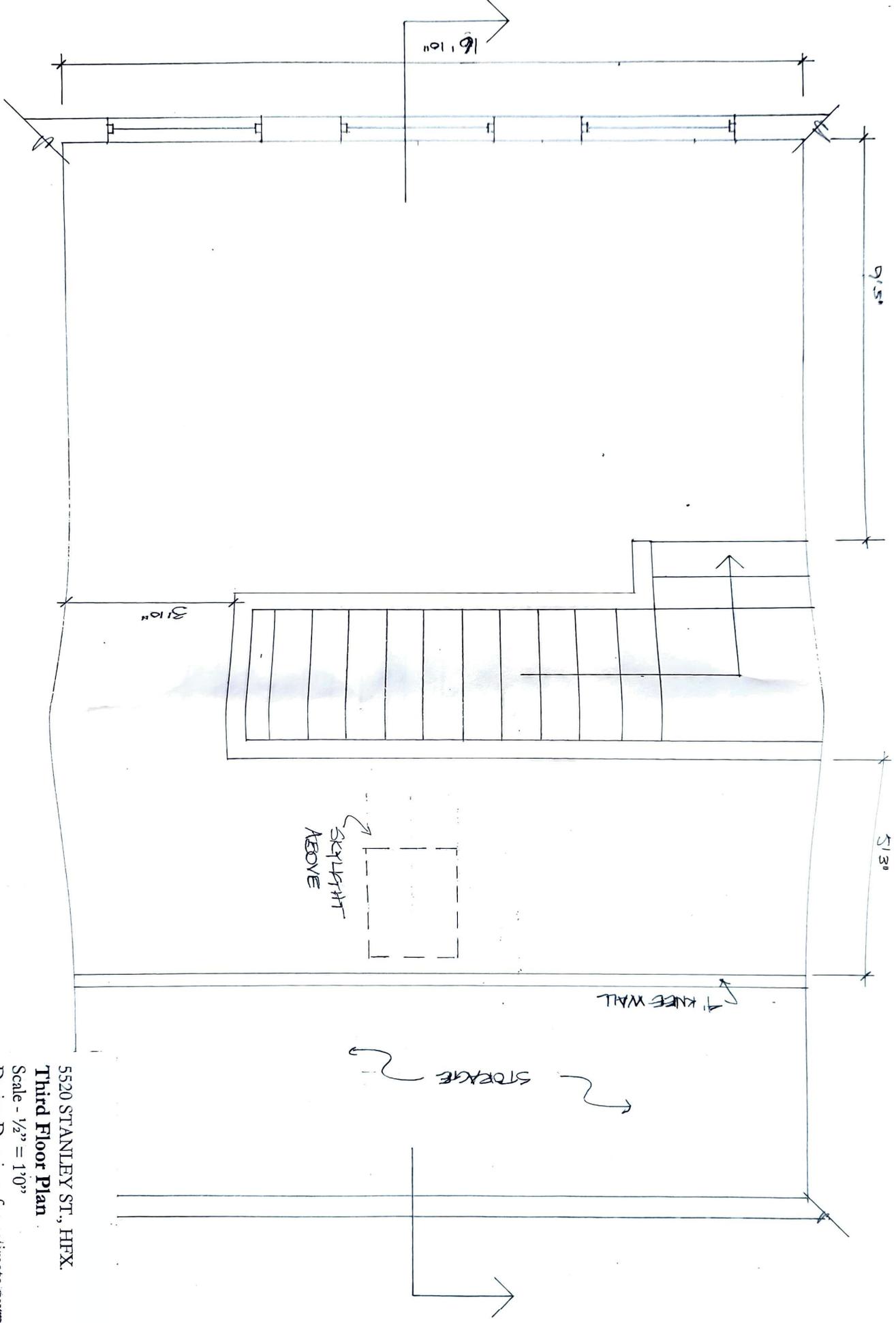


5520 STANLEY ST., HFX.

Second Floor Plan

Scale - 1/2" = 1'0"

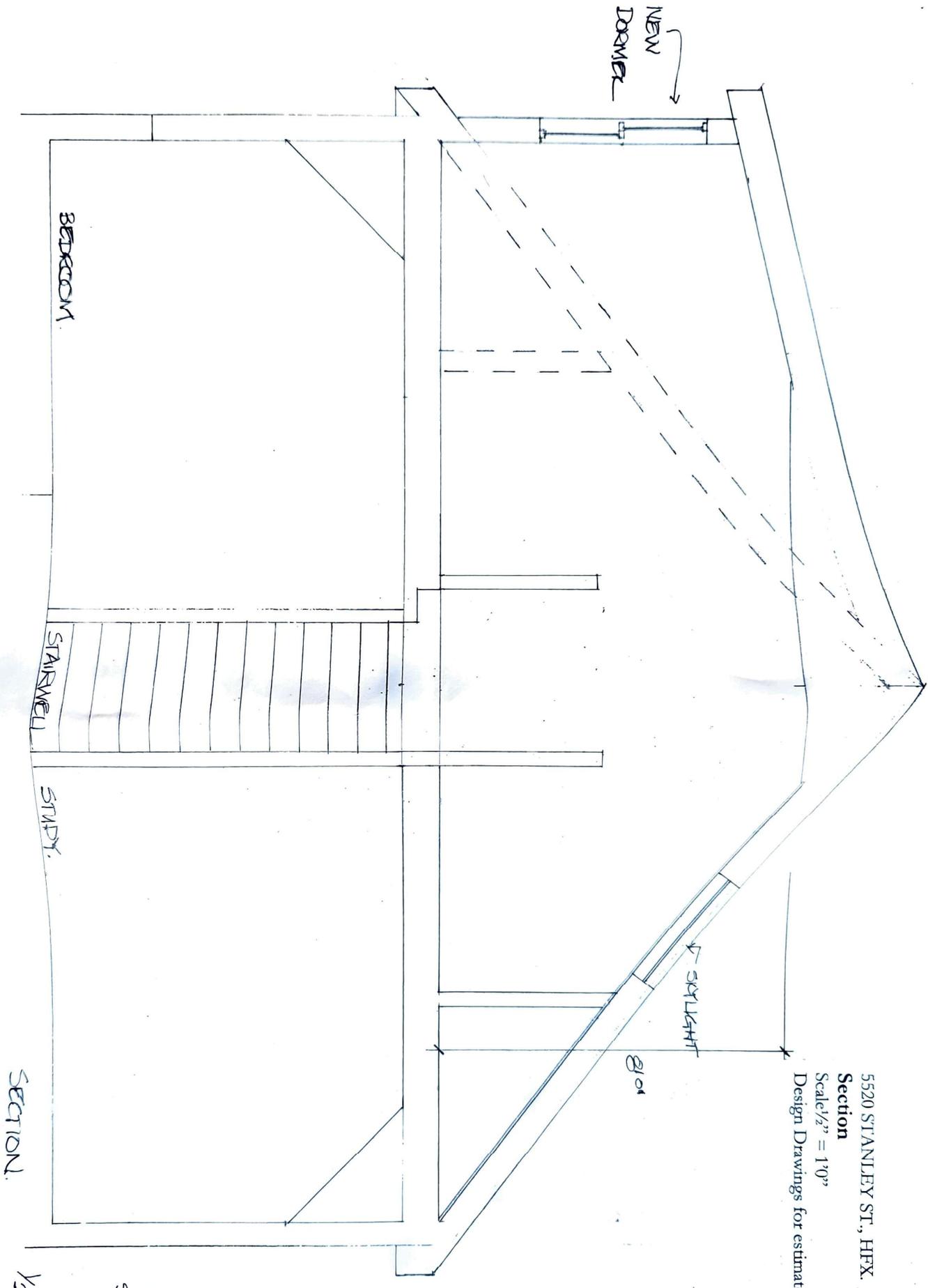
Design Drawings for estimate purposes only.



5520 STANLEY ST., HPX.
Third Floor Plan

Scale - 1/2" = 1'0"

Design Drawings for estimate purposes only.



5520 STANLEY ST., HFX

Section

Scale 1/2" = 1'-0"

Design Drawings for estimate purposes only.

SECTION

STANLEY

1/2" = 1'-0"

Design Drawings for estimate purposes only.



5520 STANLEY ST., HFX

Elevation

Scale - 1/4" = 1'0"

Design Drawings for estimate purposes only.

CENTURY 21[®]

Trident Realty Ltd.



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

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