

Welcome to 107 Ryland Avenue



Located in a lovely Bible Hill neighbourhood that reflects pride of ownership among similar detached homes, this property offers a rare chance to step into homeownership at an affordable price point. Sitting on an impressive lot, the standout highlight is the expansive backyard space, providing a large place for kids or pets to play, complemented by a newer 10' x 8'5" back deck perfect for weekend barbecues. The compact home features a practical layout with one bedroom, a flexible den that can serve as a second bedroom, a cozy living room, full bathroom, eat-in kitchen, and small laundry area. Upgrades include a newer front door and two updated windows.

The basement is unfinished with a dirt floor, while the home is kept warm by oil-fired forced air heating. While the house itself is modest in size and awaits your personal updates and sweat equity, it serves as a solid foundation for those looking for an accessible entry into the market.

Nearby, enjoy family outings to the Bible Hill Recreation Park splash pad and playground, scenic walks along the Cobequid Trail, and quick trips into Truro to explore the stunning trails and waterfalls at iconic Victoria Park.

BUY WITH CONFIDENCE, SELL WITH SUCCESS!

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



Colchester

Municipality Of The County Of Colchester

1 Church Street • Truro • Nova Scotia • B2N 3Z5
Tel: (902) 897-3162 Fax: (902) 843-4067

PROPERTY TAX INVOICE

TAX BILL FOR PERIOD APRIL 1, 2025 TO MARCH 31, 2026

GRIFFIN DONNA ELAINE
DUNBAR ALEXANDER G.
107 RYLAND AVE
BIBLE HILL NS B2N 2V5

Date June 2, 2025
Due Date August 29, 2025
Amount Due \$324.00
Assessment Account Number 01587056
Customer Number GRIF0003
Legal Description BIBLE HILL
LAND DWELLING
Municipal Address 107
RYLAND AVE

You are enrolled in the Pre-Authorized Payment Plan.

Description	Assessment	Rate	Taxes
RESIDENTIAL GENERAL	\$58,100	0.4000	\$232.40
MANDATORY PROVINCIAL	\$58,100	0.2950	\$171.40
RCMP SERVICES	\$58,100	0.1900	\$110.39
VILLAGE OF BIBLE HILL	\$58,100	0.7000	\$406.70
WASTE COLLECTION AND DISPOSAL			\$175.00
Total Current Bill			\$1,095.89
Tax Arrears(Credits)			-\$771.89
Total Interest Arrears			\$0.00
Amount Due			\$324.00

Tax Due Date: August 29, 2025
* Interest will accrue at 1.00% per month.

Tear this portion and remit with payment quoting your Assessment Account number on the front of your cheque.

Municipality Of The County Of Colchester

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PROPERTY TAX INVOICE

You are enrolled in the Pre-Authorized Payment Plan.
Payments will be automatically withdrawn from your bank account
Please make cheques payable to the Municipality Of The County Of Colchester
Please quote your Assessment Account Number on the front of your cheque.

Date June 2, 2025
Due Date August 29, 2025
Amount Due \$324.00
Assessment Account Number 01587056
Customer Number GRIF0003

GRIFFIN DONNA ELAINE
DUNBAR ALEXANDER G.
107 RYLAND AVE
BIBLE HILL NS B2N 2V5

Amount Paid
\$ DO NOT PAY

Billing and Usage History Report



Date: Saturday, September 19, 2026

Service Address: 107 RYLAND AVE

Equipment Leasing:

☐ NONE☐ HEAT PUMP☐ ELECTRIC THERMAL STORAGE (ETS)☐ HOT WATER HEATER

Estimated Balance: *

\$

\$

\$

* Estimate Only. Before HST. Payout balance may differ.

Equipment Rental:

☐ NONE☐ STREET LIGHT

Monthly Rate:

\$

Comments:

Note:

Year	Month	Days	Usage	\$Billed	Year	Month	Days	Usage	\$Billed
Year	Month	Days	Usage	\$Billed	Year	Month	Days	Usage	\$Billed
2026	Sep		0	\$ -	2025	Sep		0	\$ -
	Aug	64	892	\$ 210.78		Aug		1,655	\$ 345.52
	Jul		0	\$ -		Jul		0	\$ -
	Jun	57	1175	\$ 261.08		Jun		1,641	\$ 342.93
	May		0	\$ -		May		0	\$ -
	Apr	62	1060	\$ 231.12		Apr	57	1,174	\$ 255.67
	Mar		0	\$ -		Mar		0	\$ -
	Feb	64	1135	\$ 246.29		Feb	63	1,287	\$ 269.54
2026	Jan		0	\$ -	2025	Jan		0	\$ -
	Dec	61	1529	\$ 322.14		Dec	61	1,576	\$ 317.34
	Nov		0	\$ -		Nov		0	\$ -
2025 Oct		127	4247	214.86	2024 Oct		59	1494	302.82

Wilson's Heating

DELIVERY OR SERVICE
(802) 885-5336
H.S.T. 10570 2096 RT

DATE 02-14-03 04
MM DD YY
APPT.
Type S Clean & Service
CONTROL NUMBER 120348

ALEXANDER DUNBAR
107 RYLAND AVE
TRURO, NS B2N 2V5
AM 1:55
(902) 895-7027

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
----------	-------------	------------	--------

FMR, ELEC W/H
CLEAN & SERVICE
THU SEP 13 AM 151

1 Nozzle (.75-65SD) 21.00
1 K-10 33.00
1 Air Filter (20x24x1) 22.00

Very low clearance.

DRAFT Smoke CO2 Temp. EFF.
1,020 12.478 4960F 83.1%

PP

LITRES LAST CLEAN 23.09.25	107 RYLAND AVE	SUB-TOTAL 65.00 CFT 172.50
CODE AREA 90 76	SERVICEMAN Michael Branton	HST 237.50 303.63 273.13
AGENTS		
CUSTOMER SIGNATURE <i>Alexander Dunbar</i>	THIS IS YOUR INVOICE	TOTAL 137

MM DD YY
09-19-2024

734486
INVOICE NUMBER

WHITE - OFFICE YELLOW - CUSTOMER GREEN - PAYROLL PINK - CONTROL

Wilson's Heating

For Cleaning & Servicing Heating
Each Year this is done.

H.S.T. 10570 2096 RT

DATE 02-09-02
MM DD YY
APPT.
Type S Clean & Service
CONTROL NUMBER 136790

ALEXANDER DUNBAR
107 RYLAND AVE
TRURO, NS B2N 2V5
PM
(902) 895-7027

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
----------	-------------	------------	--------

FMR GEMINI, ELEC W/H
CLEAN & SERVICE
TUE SEP 16 PM

1 Nozzle 21.00
1 K-10 33.50
1 Air Filter 14.50

20-10-03/002 12.0/1131/E 55.1

PP PARTS \$ 59.00
PP Labour \$ 187.50

LITRES LAST CLEAN 24.09.19	107 RYLAND AVE	SUB-TOTAL 216.50 341.51
CODE AREA 90 76	SERVICEMAN Brid	HST 281.01
AGENTS		
CUSTOMER SIGNATURE <i>Dana Gifford</i>	THIS IS YOUR INVOICE	TOTAL 137

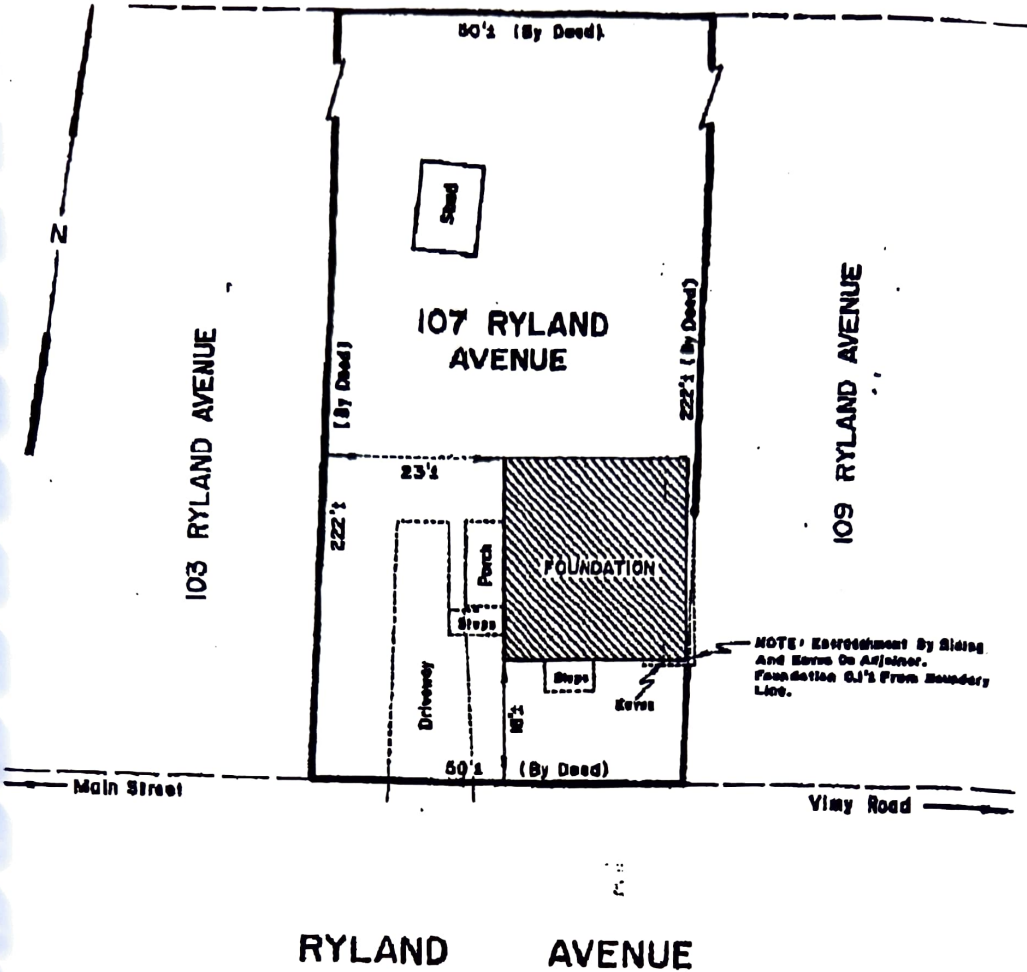
MM DD YY
9-16-02

825325
INVOICE NUMBER

WHITE - OFFICE YELLOW - CUSTOMER GREEN - PAYROLL PINK - CONTROL

10:00 Sail
(without representation)

SURVEYOR'S CERTIFICATE



RYLAND AVENUE

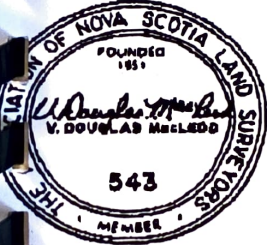
NOTE: THIS PLAN IS NOT TO BE USED FOR BOUNDARY DEFINITION OR CONVEYANCING PURPOSES. IT IS NOT A PLAN OF SURVEY.

I HAVE INSPECTED THE SUBJECT LANDS AND HAVE CAUSED SUCH MEASUREMENTS TO BE MADE AS I DEEMED NECESSARY TO CERTIFY THAT THE FOUNDATION OF THE DWELLING IS LOCATED WITHIN THE BOUNDARIES OF THE SUBJECT LANDS AS SHOWN ON THIS PLAN. FURTHER CERTIFICATION OR ASSURANCE IS IMPLIED OR TO BE INFERRED FROM THIS PLAN.

DATED THIS 11th DAY OF OCTOBER 1991. *V. Douglas MacLeod* N.S.L.S. 4843

THESE BEING LANDS AS DESCRIBED IN THE DEEDS AT PAGES 387/388, MEMBERSHIP OF DEEDS, TRURO, N.S..

SCALE: 1 inch = 20 feet
DRAWN BY: VDM
REF. No.: B-1-B



PLAN SHOWING
FOUNDATION LOCATION CERTIFIED TO
WALTER E. TREFRY and
DARLENE M. ROY
107 RYLAND AVENUE, BIBLE HILL
COLCHESTER COUNTY, NOVA SCOTIA.

FUNDY LAND SURVEYS  Phone 895-9766
284 BRUNSWICK STREET
TRURO, NOVA SCOTIA B2N-2J3

March 15/07
3:56pm
C.C.

PARCEL DESCRIPTION REPORT

2007-03-30 15:44:39

PID: 20066692
CURRENT STATUS: ACTIVE
EFFECTIVE DATE/TIME: 2007-03-28 13:32:50

Parcel Description

SCHEDULE "A"

PID: 20066692

ALL that certain lot, piece or parcel of land situate, lying and being on the North side of Ryland Avenue, Bible Hill, in the County of Colchester, and Province of Nova Scotia, and now or formerly bounded and described as follows:

BEGINNING at a point on the North boundary of Ryland Avenue said point being the Southeast corner of lands of Lila Nolan;

THENCE in a Northerly direction along the East line of lands of the said Lila Nolan a distance of two hundred and twenty-two (222) feet more or less, or to the South line of lands of Walter Hingley;

THENCE in an Easterly direction along the South line of the said Hingley lands a distance of fifty (50) feet more or less to the Northwest corner of lands of W.G. Rockwell;

THENCE in a Southerly direction along the West line of the said Rockwell lands a distance of two hundred and twenty-two (222) feet more or less to Ryland Avenue, aforesaid;

THENCE in a Westerly direction along the North boundary of said Ryland Avenue a distance of fifty (50) feet more or less to the place of beginning;

BEING AND INTENDED TO BE a part of the lot of land which was deeded to Mabel Johnson by her husband Lorne W. Johnson by Deed dated the 28th day of May, A.D., 1940 and duly recorded in the office of the Registry of Deeds at Truro on the 8th day of August, A.D., 1941, in Book 202 at Page 701.

AND ALSO BEING AND INTENDED TO BE that lot of land conveyed by Hiram Spencer Delaney et ux to Clarence Hector Delaney by Deed dated the 9th day of April, 1956 and recorded at the Registry of Deeds at Truro in Book 275 at Page 523.

FURTHER BEING AND INTENDED TO BE all that certain lot of land conveyed in a Deed from Frederick David Entwistle, Executor and Trustee under the Last Will and Testament of the late Wilfred Hampton Entwistle to Frederick David Entwistle, which Deed was recorded at the Registry of Deeds office at Truro, on March 18, 1987, in Book 569, at Page 357.

TOGETHER WITH the benefit of a Well Agreement between Barbara Reid and Walter Erven Trefry and Darlene M. Roy dated October 2, 1998 and registered at the Registry of Deeds Office for the County of Colchester at Truro, Nova Scotia in Book 903 at Page 647 as Document No. 4670 on October 6, 1998 (the "Agreement") and the relevant portion of which is more particularly described therein as follows:

WHEREAS the said Barbara Reid is the owner in fee simple of the lands and premises municipally known as 103 Ryland Avenue, situate, lying and being on the north side of Ryland Avenue, in the Village of Bible Hill, in the County of Colchester and Province of Nova Scotia, more particularly described in Schedule "A" annexed to the Agreement;

AND WHEREAS Walter Erven Trefry and Darlene M. Roy, are the owners in fee simple of the lands and premises municipally known as 107 Ryland Avenue, situate lying and being on the north side of Ryland Avenue, in the Village of Bible Hill, in the County of Colchester and Province of Nova Scotia, more particularly described in Schedule "B" annexed to the Agreement;

PARCEL DESCRIPTION REPORT

2007-03-30 15:44:39

AND WHEREAS the Party of the First Part, Barbara Reid, has agreed to permit the said Party of the Second Part, Walter Erven Trefry and Darlene M. Roy, to obtain water from a well situate on the lands of the Party of the First Part, more particularly described in Schedule "A" annexed to the Agreement and the said Party of the Second Part, Walter Erven Trefry and Darlene M. Roy, have agreed to pay the sum of Two Dollars (\$2.00) for such rights and to limit access and use of the water supply to normal household use and purpose only and without waste;

NOW THEREFORE THIS AGREEMENT WITNESSES that the said Barbara Reid for and in consideration of the sum of Two Dollars (\$2.00) the receipt of which is hereby acknowledged, does hereby grant to Walter Erven Trefry and Darlene M. Roy, the limited right in perpetuity to obtain water from the said well so long as there is water in the said well for normal household use and purposes only without committing waste. Provided that if Walter Erven Trefry and Darlene M. Roy establish an alternate source of water supply then this Agreement shall then terminate and become null and void.

The said Walter Erven Trefry and Darlene M. Roy covenant and agree to limit the use of water from the well to normal household use and purposes only.

The said Walter Erven Trefry and Darlene M. Roy shall have the right to enter upon the lands described in Schedule "A" annexed to the Agreement for the limited purposes of repairing and replacing any parts in connection with the pipe line leading from the well to their property, in such a case the parties must ensure that access to the property of the party of the First Part shall not be hindered and the property shall be returned to its former state as quickly as possible at the cost of the party of the Second Part.

IT IS FURTHER AGREED between the Parties hereto that any costs or maintenance in connection with replacing the pump or parts of the well which are common to all Parties shall be divided equally between them and if no agreement can be reached between the Parties then the matter is to be set before arbitrators.

THIS AGREEMENT is for the benefit of and to be binding upon the Parties hereto and their respective heirs, executors, administrators, successors and assigns respectively.

External Comments:

Schedule "C"



Municipality of the County of Colchester
PO BOX 697, TRURO, NOVA SCOTIA B2N 5E7 Tel: 897-3170 Fax: 895-9983

March 16, 2007

MAR 22 2007

Mr. Logan E Barnhill
PO Box 1068
Truro NS B2N 5B9

Dear Mr. Barnhill:

Property Zoning Report

Owner: Sharon Oakley

Location: 107 Ryland Avenue, Bible Hill

LIMS #:20066692

This letter shall confirm that the above-noted property is located within the Central Colchester Planning District. As of this date our records indicate that this property is zoned **Double Dwelling Unit (R-2)**. Enclosed is an excerpt from the Central Colchester Land Use By-law. For a complete understanding of permitted uses and restrictions upon such uses, the by-law as a whole should be reviewed.

Please be advised that zoning is the only matter our property records enable us to identify. In particular you should be aware that:

- a) we are not in a position to advise whether existing uses conform with the uses permitted by the zoning by-law.
- b) we are not in a position to determine whether any by-laws are or have been breached in connection with the property.

Please note that this letter does not represent any authority to proceed with a development of any type without first acquiring a Building/Development Permit from the Municipality of the County of Colchester and does not change or alter the status of the property in any way. This letter does not certify as to the title of the property as this is not the jurisdiction of the Municipality.

If you have any question concerning the above, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Colin Forsyth".

Colin Forsyth
Development Officer

Part 9 Residential Zones

9.1 RESIDENTIAL ZONES PERMITTED USES

The following uses shall be permitted in each Residential zone:

R-1 Single Dwelling Unit

R-2 Double Dwelling Unit

R-2C Double Dwelling Unit Conversion

R-3 Multiple Residential - Medium Density

R-4 Multiple Residential - High Density

Dwelling Type	Zones				
	R-1	R-2	R-2C	R-3	R-4
Single Detached Dwelling	X	X	X	X	
Converted Dwelling		X	X	X	
Duplex		X		X	
Semi-Detached Dwelling		X		X	
Townhouse (3 - 4 units)				X	X
Apartment Building (3 - 4 units)				X	X
Townhouse / Rowhouse (5 + units)					X
Apartment Building (5+ units)					X
Parks & Open Space	X	X	X	X	X

Permitted Uses With Special Requirements					
Boarding Homes		X	X		
Guest Homes		X	X		
Golf Courses, Tennis Courts, Lawn Bowling Greens, Sports Fields, etc.	X	X	X	X	X
Day Care Centres		X			
Accessory Structures	X	X	X	X	X
Mini -Homes		X			
Apartment Building / Townhouse (3 - 4 unit)		X			
Existing Land Lease Developments		X			
Home Occupations		X	X		
Home Offices	X	X	X	X	X
Churches & Grade / Secondary Schools		X	X		
Non-Intensive Agricultural Uses		X			

CENTURY 21[®]

Trident Realty Ltd.



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

Susan Eldridge
REALTOR[®]
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facebook.com/halifaxdartmouthhomes
Instagram: @YourHfxRealtor



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