

2355 Maynard Info Package



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: 2355 Maynard Street Halifax NS B3K 3T9 PID(s)/ Serial #: 00155390

Seller: [REDACTED]

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: 2010 - rental property entire time

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: repaired window flashing upstairs Bathroom - 2023

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

Type: Batt

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

Type: Batt

1.5. What is the age and type of roof?

Age: 2011 ☐ Do not know

Type: Torch-on ☐ Do not know

Are you aware of any repairs or upgrades made to the roof?

☐ Yes ☒ No ☐ Does not apply

If yes, provide details: _____

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? 2015 ☐ 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: Installed electric baseboard heating 2011

2. Heating and Cooling Sources

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

Source: Electric Age: 2011 ☐ 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? NA

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

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: Upgraded to 200 Amp Service - Complete rewire of home 2011

Halifax

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: All new plumbing 2011

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: N/A

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

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

agreements, or encroachments on or by adjoining properties?

☒ Yes ☐ No If yes, provide details: Easement for 2351 Maynard Street - use of alley
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: NA

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

Witness

Date

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

2355 Maynard Street, Halifax

The house was renovated in 2011. All major upgrades took place at that time.

- new main roof and kitchen roof
- electrical service upgrade to 200 amp, complete rewire of home
- converted oil forced air heat to electric baseboard heat
- converted oil water heater to electric water heater
- replaced plumbing with manifold distribution system
- replaced all windows and doors
- insulated all exterior walls and roof
- installed new siding and trim
- levelled main floor and installed hardwood flooring / tile in bathroom
- refinished upper level original flooring in bedrooms and hallway
- levelled and tiled upper bath floor
- dropped upper level ceiling to accommodate additional insulation
- new drywall throughout home
- pre-wired home for alarm system, coaxial cable, data cable
- added closets to upstairs bedrooms

HALIFAX

Property Tax Bill

Interim 2026/27

Contact Us

Website: Halifax.ca/taxes

Phone: 311

Email: contactus@311.halifax.ca

Assessment Account Number (AAN): 01256688

Property Legal Description: 2355 MAYNARD ST HALIFAX LAND DWELLING

Customer Number: 1000037749

Assessed Owner(s): [REDACTED]

Your Interim 2026/27 Tax Bill

Interim 2026/27 Taxes	\$1,520.88
Interim 2026/27 Taxes	\$1,520.88

Your Summary

Interim Taxes 2026/27	\$1,520.88
Balance Due	\$1,520.88

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.

This bill has been forwarded to **SCOTIABANK** 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
Mar 1, 2026	Apr 30, 2026	41012566885	602200083998	1,520.88	



*This Account is subject to a
Payment by Mortgage.*

HALIFAX REGIONAL MUNICIPALITY

Please print change of mailing address below:

Annual Resident Permit Parking Details

Visit : <https://www.halifax.ca/transportation/parking/parking-permits> for full details

^ Annual Resident Parking Permit

Who is eligible for an Annual Resident Parking Permit?

This permit is available to anyone residing in their designated zone in a property containing no more than four (4) dwelling units. A "property" is defined using the boundaries of the associated parcel (PID). A maximum of two (2) permits may be issued per dwelling unit, and each permit is linked to a single vehicle. All permits expire one (1) calendar year after the date of issuance. You can apply [online](#) or from any Customer Service Centre.

First Permit: \$75/year

Second Permit: \$175/year

How do I apply?

To apply for an Annual Resident Parking Permit, you must provide the following:

- Complete an [online application](#) or submit one in person at a [Customer Service Centre](#)
- Proof of your residential address dated within 60 days from the date of application (EG: Utility bill, bank statement, government letter, etc.).
- Valid Vehicle Permit issued by the provincial Registry of Motor Vehicles
 - If the vehicle is registered under another name than the applicant's, the application will also require a short letter signed by the registered vehicle owner stating permission to add the vehicle to the applicant's parking permit.

Where does my Annual Resident Parking Permit allow me to park?

This permit is issued for your residential zone and grants an exemption from the following parking restrictions within that zone:

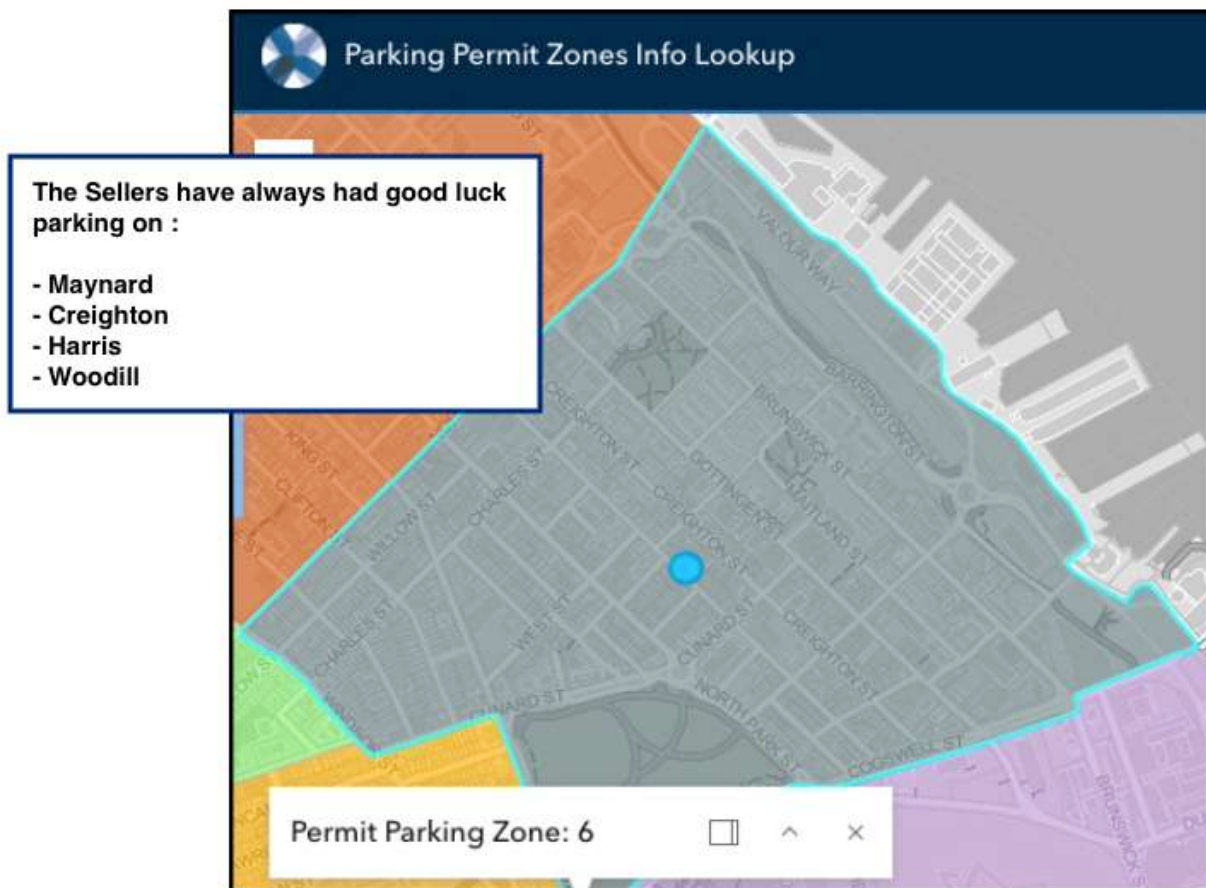
- One hour parking;
- Two hour parking;
- Three hour parking;
- No Parking for an hour in the morning or the afternoon (EG: "No Parking 10AM-11AM", "No Parking 2PM-3PM");
- No Parking for an hour in both the morning and afternoon (EG: "No Parking 10AM-11AM or 2PM-3PM");
- No Parking Except by Permit.

Will this permit guarantee me a parking spot?

No. A permit allows the opportunity to park, but it does not guarantee a parking spot.

In which areas or situations is my Annual Resident Parking Permit not valid or applicable?

Parking permits **do not** exempt from paid parking zones, No Stopping signs, Street Cleaning signs, winter parking bans, parking over 24 hours, or any other signage aside from that mentioned above.



A residential parking permit grants an exemption from the following parking restrictions within Zone 6.

You can park in any of these :

- > **No Parking Except by Permit**
- > **One hour parking**
- > **Two hour parking**
- > **Three hour parking**
- > **No Parking for an hour in the morning or the afternoon (Eg: "No Parking 10am-11am", "No Parking 2pm-3pm")**

2355 Maynard Monthly Electrical Average Cost

2020 - 2021 = \$290 / month

2021 - 2022 = \$228 / month

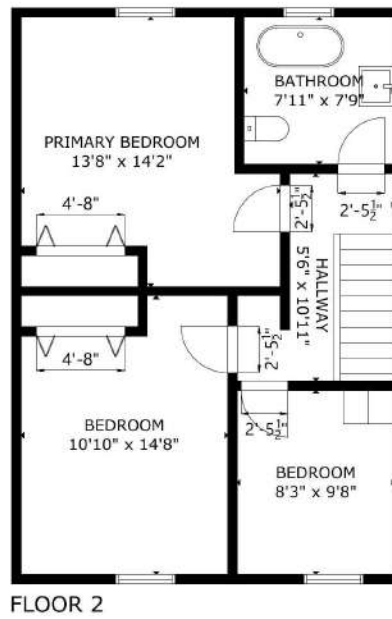
2022 - 2023 = \$246 / month

2023 - 2024 = \$283 / month

2024 - 2025 = \$290 / month

2025 - 2026 = \$307 / month

The property was tenanted, but the owners were able to call NS Power to get the above data.



*refer to MLS listing for most accurate room measurements

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