22 Circle Drive

Info Package



JessTasker.ca
REALTOR®

Red DOOR REALTY

nova scotia real estate COMMISSION

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: 22 Circle Drive Halifax NS B3P 1K1 **PID(s)/ Serial #:** 00314492

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: _____

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: _____

1.3. Is there insulation in the exterior walls? ☑ Yes ☐ No ☐ Do not know
Type: unknown

1.4. Is there insulation in the attic/roof? ☑ Yes ☐ No ☐ Do not know
Type: unknown

1.5. What is the age and type of roof?
Age: less than 1 year ☐ Do not know
Type: metal ☐ Do not know
Are you aware of any repairs or upgrades made to the roof?
☐ Yes ☑ No ☐ Does not apply
If yes, provide details: _____

2. Heating and Cooling Sources

2.1. What is the primary heat source and unit age, if known?
Source: Furnace 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? unknown purchased 2021
The — day of 10, 2021.
What is the type of oil tank? ☑ Steel ☐ Fiberglass
What is the tank size? 910
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 I assume

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: _____

Trademarks are owned and controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®). Used under licence.

Scanned with CamScanner

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? unknown

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: _____

Trademarks are owned and controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®). Used under licence.

Scanned with CamScanner

8.10. Are you aware of the property ever experiencing any other flooding, pooling, or having drainage issues? ☐ Yes ☑ No

If yes, provide details: sump pump

8.11. Is the Property located in a watershed district?

☐ Yes ☐ No ☑ Do not know

If yes, provide details: _____

8.12. Have you filed an insurance claim for property damage in the last five (5) years?

☐ Yes ☑ No If yes, provide details: _____

9. Use Restrictions, Zoning and Permits

9.1. Does the Property conform with municipal by-laws and regulations?

☐ Yes ☐ No ☑ Do not know

9.2. Does the Property conform with the existing zoning?

☐ Yes ☐ No ☑ Do not know

If no, provide details: _____

9.3. Have you, as the current owner, obtained the necessary permit(s) for improvements on the Property?

☐ Yes ☐ No ☐ Do not know ☑ Does not apply

If no, provide details: _____

9.4. Has the Property received heritage property designation?

☐ Yes ☑ No ☐ Do not know

If yes, will written supporting documentation be provided to the Buyer?

☐ Yes ☐ No

9.5. Are you aware of any limitations with the Property including, but not limited to: restrictive or protective covenants, easements, rights of ways, driveway agreements, or encroachments on or by adjoining properties?

☐ Yes ☑ No If yes, provide details: _____

If yes, will supporting documentation be provided to the Buyer? ☐ Yes ☐ No

9.6. Are you aware of any public projects or real estate developments planned in close proximity to the Property, such as road widening, new highways, or expropriations? ☐ Yes ☑ No

If yes, provide details: _____

10. Condominiums (if Applicable)

10.1. Are you aware of any repairs or potential repairs being investigated or carried out by the Condominium Corporation or on behalf of the Condominium Corporation in relation to the common elements or any unit in the Condominium Corporation? ☐ Yes ☐ No

If yes, provide details: _____

10.2. Are you aware of any special assessments being made, to be made, or being discussed by the Condominium Corporation? ☐ Yes ☐ No

If yes, provide details: _____

11. Warranties and Financial Obligations

11.1. Is there any ongoing financial obligations related to the Property that the buyer will be responsible for? ☐ Yes ☑ No

If yes, provide details: _____

11.2. Is there a new home warranty? ☐ Yes ☑ No

Expiry date: The _____ day of _____, 20_____.

11.3. Are there any other warranties? ☐ Yes ☑ No Roof

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	[redacted]	15 Nov '26
		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

Trademarks are owned and controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. (REALTOR®)

Scanned with CamScanner

Billing and Usage History Report

Nova Scotia POWER
An Emera Company

Date: November 16, 2026

Service Address: 22 Circle Dr Halifax NS
B3P 1K1

Equipment Leasing:

		Estimated Balance: *
☑	NONE	
☐	HEAT PUMP	$
☐	ELECTRIC THERMAL STORAGE (ETS)	$
☐	HOT WATER HEATER	$

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

Equipment Rental:

		Monthly Rate:
☑	NONE	
☐	STREET LIGHT	$

Comments:

Note:

Year	Month	Days	Usage		$Billed	Year	Month	Days	Usage		$Billed
2026	Nov		0	$	-	2025	Nov		0	$	-
	Oct	57	281	$	93.91		Oct		368	$	106.64
	Sep		0	$	-		Sep		0	$	-
	Aug	64	341	$	105.39		Aug	68	541	-$	85.27
	Jul		0	$	-		Jul		0	$	-
	Jun	59	374	$	109.90		Jun		1,207	$	262.37
	May		0	$	-		May		0	$	-
	Apr	58	763	$	177.11		Apr	53	269	$	88.10
	Mar		0	$	-		Mar		0	$	-
	Feb	69	277	$	89.13		Feb	61	189	$	72.30
2026	Jan		0	$	-	2025	Jan		0	$	-
2025	Dec	68	641	$	89.02	2024	Dec		34	$	6.66
Total ==>			**2677**		**664.46**	Total ==>			**2608**		**450.8**

HALIFAX

Property Tax Bill

Interim 2026/27

Contact Us
Website: Halifax.ca/taxes
Phone: 311
Email: contactus@311.halifax.ca

Assessment Account Number (AAN): 02564963
Property Legal Description: 22 CIRCLE DR LOT 1R HALIFAX DWELLING BUILDING
Customer Number: [redacted]
Assessed Owner(s):

Your Interim 2026/27 Tax Bill	
Interim 2026/27 Taxes	$955.01
Interim 2026/27 Taxes	**$955.01**

Based on 50% of your estimated taxes (current year's assessment multiplied with proposed rate)

Your Summary	
Interim Taxes 2026/27	$955.01
Balance Prior to Bill Date	$-620.69
Payments Received	$-157.00
Payments Projected to Due Date	$-157.00
Balance Due	**$20.32**

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.

Please note any BALANCE DUE or CREDIT is calculated in your payment schedule listed below. If you choose to pay the BALANCE DUE noted above, your scheduled payments can be reduced. Please contact 311 so we can recalculate your future payments based on the amount you wish to pay.

Mar 2, 2026	$157.00	Jul 2, 2026	$163.00
Apr 1, 2026	$157.00	Aug 3, 2026	$163.00
May 1, 2026	$163.00	Sep 1, 2026	$163.00
Jun 1, 2026	$163.00	Oct 1, 2026	$163.00

Payments thereafter are Monthly.

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 27, 2026	Apr 30, 2026	[redacted]			

This Account is subject to Pre-Authorized Payments.

HALIFAX REGIONAL MUNICIPALITY
Please print change of mailing address below:

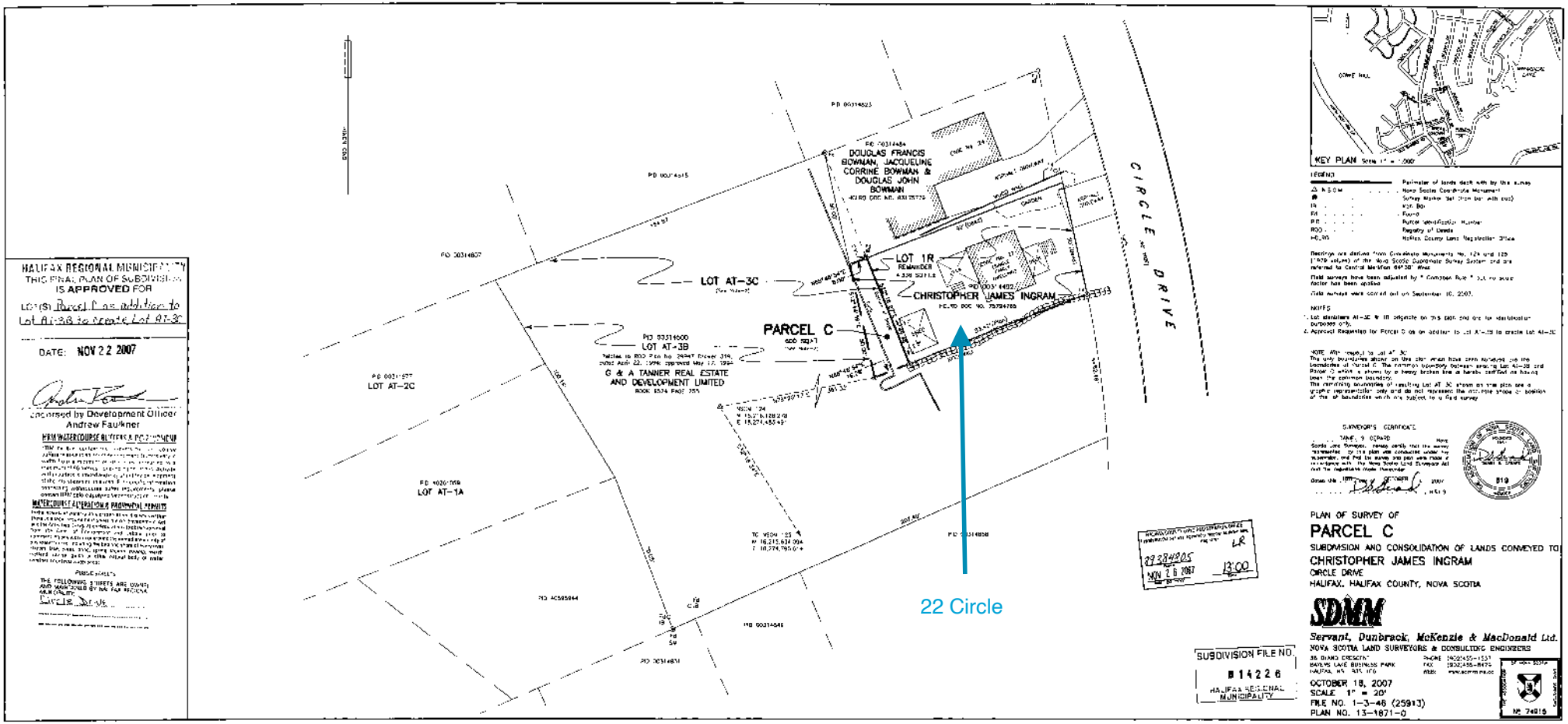
[redacted]

Deliveries HISTORY

Scotia Fuels Ltd

DATE : 16/11/2024 TO 15/11/2026

DLVR CODE		DATE	INVOICE	NBR OF INVOICES	QUANTITY
CUSTOMER					
SHIP ACCOUNT [redacted]	22 CIRCLE DRIVE HALIFAX			B3P 1K1	**CAPACITY :**
1 Furnace oil		12/02/2025	433895		579.90
1 Furnace oil		14/03/2025	439833		272.30
1 Furnace oil		08/05/2025	447172		226.30
1 Furnace oil		16/10/2025	461596		125.80
1 Furnace oil		13/12/2025	472483		348.60
1 Furnace oil		19/01/2026	480550		339.80
1 Furnace oil		08/03/2026	490806		436.70
1 Furnace oil		14/09/2026	512135		463.70
				8	2,793.10
		GRAND TOTAL :		8	2,793.10


HALIFAX REGIONAL MUNICIPALITY
THIS FINAL PLAN OF SUBDIVISION
IS APPROVED FOR
LOT(S) Parcel C as addition to
Lot AT-3B to create Lot AT-3C
DATE: NOV 22 2007
Authorized by Development Officer
Andrew Faulkner
PERMANENT WATERCOURSE SETBACK & BOUNDARY
WATERCOURSE ALTERATIONS & PROVINCIAL PERMITS
PUBLIC WALLS
THE FOLLOWING STREETS ARE OWNED AND MAINTAINED BY THE HALIFAX REGIONAL MUNICIPALITY:
Circle Drive
DOUGLAS FRANCIS BOWMAN, JACQUELINE CORRINE BOWMAN & DOUGLAS JOHN BOWMAN
LOT AT-3C
LOT 1R REMAINDER
CHRISTOPHER JAMES INGRAM
PARCEL C
PID 00316000
LOT AT-3B
G & A TANNER REAL ESTATE AND DEVELOPMENT LIMITED
LOT AT-2C
LOT AT-1A
CIRCLE DRIVE
22 Circle
SUBDIVISION FILE NO.
B14226
HALIFAX REGIONAL MUNICIPALITY
KEY PLAN
LEGEND
NOTES
SURVEYOR'S CERTIFICATE
PLAN OF SURVEY OF
PARCEL C
SUBDIVISION AND CONSOLIDATION OF LANDS CONVEYED TO
CHRISTOPHER JAMES INGRAM
CIRCLE DRIVE
HALIFAX, HALIFAX COUNTY, NOVA SCOTIA
SDMM
Servant, Dunbrack, McKenzie & MacDonald Ltd.
NOVA SCOTIA LAND SURVEYORS & CONSULTING ENGINEERS
OCTOBER 18, 2007
SCALE 1" = 20'
FILE NO. 1-3-46 (25913)
PLAN NO. 13-1871-0
NS 74015

jesstasker.ca
jess@jesstasker.ca
902.818.8236

Instagram: @jess.tasker.realtor

1314 Cathedral Lane
Halifax, NS
B3H 4S7

