

Pheasant Cove Estate



A 12-acre estate designed for executive or multi-generational living complete with a backyard suite and a second building lot.



Chris Musial, REALTOR® REMAX NOVA, Halifax, Nova Scotia
(902) 876-8000 Musial.Chris@gmail.com



Primary Residence Overview

108 Ashley Court

Welcome to Pheasant Cove Estate in the prestigious Lake of the Woods community. Set on 12 private acres with beautiful lake views, this exceptional custom-built estate offers outstanding craftsmanship, privacy, and executive living surrounded by nature.

Built with premium Insulated Concrete Form construction, this home delivers exceptional durability, energy efficiency, and peace of mind. Rich hardwood floors, premium countertops, custom millwork, beautifully tiled bathrooms, and expansive windows create a timeless, elegant interior filled with natural light.

The heart of the home is a spectacular open-concept kitchen, dining, and living area designed for everyday comfort and effortless entertaining. A generous walk-in pantry keeps the kitchen organized while providing exceptional storage.

The main residence features three spacious bedrooms, each with its own private ensuite bath and walk-in closet, offering outstanding comfort and privacy for family members or guests.

Adding even greater value is a second standalone residential building on the same PID with its own civic address, constructed to the same exacting standards. 106 Ashley Court is a private backyard suite offering exceptional flexibility as a luxury guest house, executive in-law suite, long-term rental, or as an Airbnb providing providing rental income.

Nestled in a peaceful estate setting, this property is only minutes from shopping, schools, recreation, and major transportation routes, providing the perfect balance of privacy and convenience.

Luxury estates of this calibre are rare. Combining superior construction, breathtaking lake views, multi-generational living potential, income opportunities, and an exceptional location, this is far more than a home—it is a legacy property designed for discerning buyers.

Schedule your showing and experience one of Lake of the Woods' finest offerings.

Backyard Suite



Chris Musial, REALTOR® REMAX NOVA, Halifax, Nova Scotia
(902) 876-8000 Musial.Chris@gmail.com



Backyard Suite Overview

106 Ashley Court

The Pheasant Cove backyard suite is a modern, independent, one-bedroom residence for two built at the same time and to the same exacting standards of ICF construction and high-end finishes as the main residence. It could be used as a luxury guest house, executive in-law suite, long-term rental, or income-generating Airbnb accommodation.

The living area of the backyard suite has vaulted ceilings, a comfortable main living area, full kitchen, queen-size bed with Tempur-Pedic mattress, closet space and storage space for an extended or permanent stay, high-speed Wi-Fi, and a 55-inch TV. A second-level deck can be accessed from both the living room and the bedroom and provides a place where you can connect a propane grill for a summer BBQ or simply relax and enjoy the beautiful views of the natural surroundings.

The backyard suite has its own two-car, heated, finished, and wired garage with a oversized utility sink and an enclosed laundry room with a stacked washer and dryer.

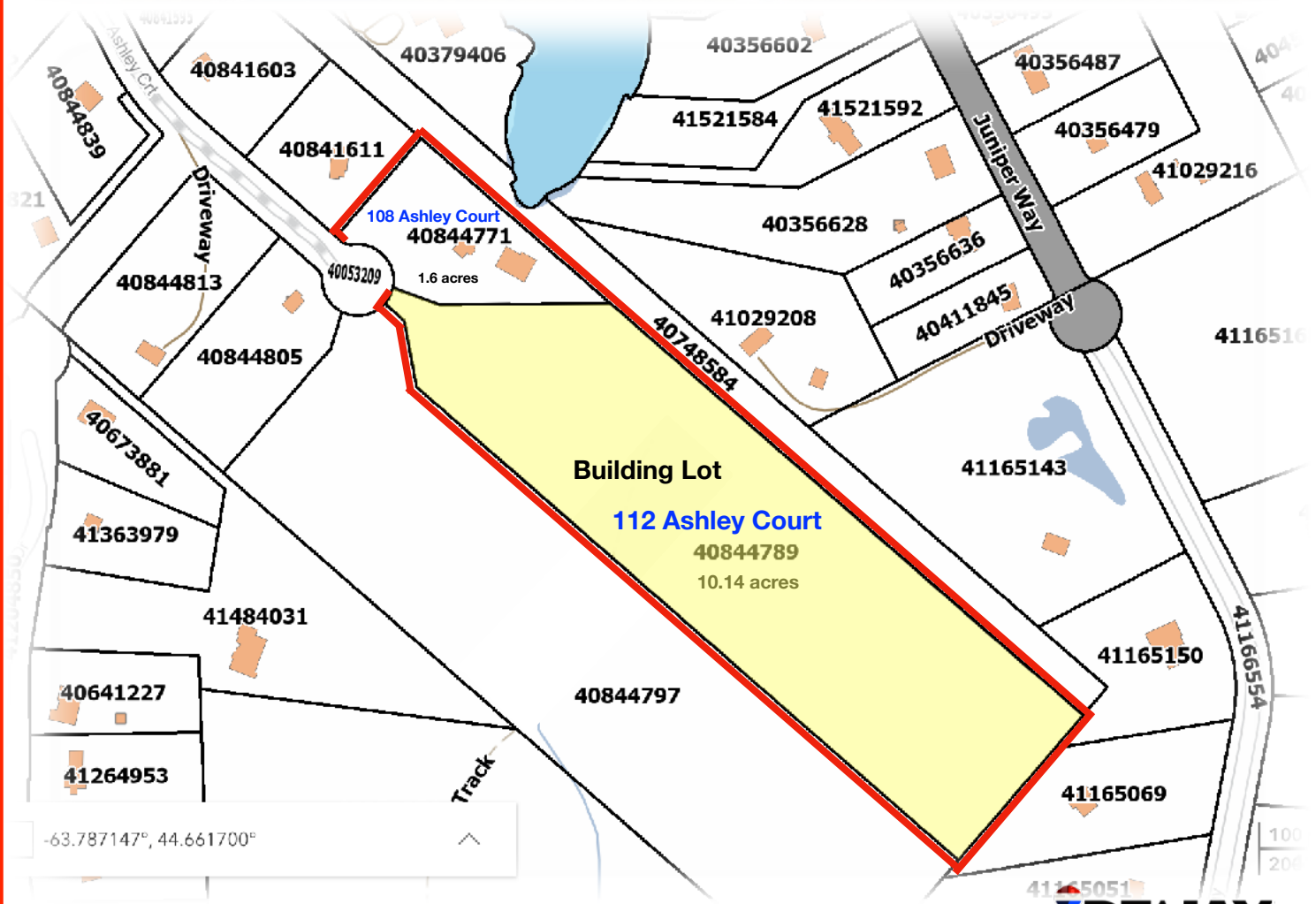
A heat pump heats and cools the suite and a cast iron, porcelain clad, gas fireplace provides additional warmth in the cooler months. Outdoor security cameras operate 24 hours a day.

The backyard suite comes with own civic address, fully finished, fully furnished, and ready for immediate occupancy.



112 Ashley Court

Building Lot



112 Ashley Court

Building Lot Overview

Pheasant Cove Estate includes a 10.14 acre independant building lot with its own separate property identification number, PID 40844789, and its own separate civic address.

Located at 112 Ashley Court, the lot shares a contiguous property line with 108 and 106 Ashley Court.

This lot is zoned R-1 and offers the options to keep this 10-acre property as a private buffer, build another home and backyard suite as-of-right, or hold the property for a future sale.



REALTOR'S Listing Cut



Price \$1,649,000 **Original Price** \$1,649,000
Address 106, 108 & 112 Ashley Court
Communit Hubley **B3Z 1P6**
Statu Exclusive **Subject to SOBP?**
Escape Clause

MLS # 202621549
Listed in Other Property Class? No
Add'l MLS®
Type Single Family
Style Detached
Bldg Style 2 Storey, 2 Level
Conditions

PID # 40844771 **Lot Size/Sqft** 70804.00 **PID #3** **Lot Size/Sqft**
PID #2 40844789 **Lot Size/Sqft** 441698.40 **PID #4** **Lot**
Additional PID #'s **Lot Size** **Source** **Land Reg** **To be** **No**
Total Lot Size SqFt 512502.00 **Approx Acres** 11.7654 **Legal Desc** 106 & 108 Ashley Court Hubley B3Z 1P6
New Construction N **Construction Status** **Year**

Int. Photo Allowed No
Audio/Video Recording Devices Present on Property?
Square Footage 4,041
Total Fin SqFt (TLA) 4,041
Building Dimensions Front 60', Left Side 40', Right Side
Road
Restr/Prot Y
Title to Land Freehold
Betterment Charges None.

District 40-Timberlea, Prospect, St. Margaret's
Sub-District 40-A
Zoning R-1 **Occupancy** Vacant
Elementary Tantallon Jr Elementary School
Middle/Jr Five Bridges Junior High School
High Bay View High School
Fr Imm Elem Tantallon Sr Elementary School
Fr Imm Mid Five Bridges Junior High School
Fr Imm High Bay View High School
CSAP
Other



List Date 8/3/2026 **DOM** 23
Acceptance Date **Firm Date**
Closing Date **Possession** Negotiable.
Selling Price

Showing Instructions Book all showings through the listing agent.

Instructions to Members The listing agent is related to the beneficial owners of the property. This relationship is disclosed in accordance with the applicable requirements of the Nova Scotia Real Estate Commission and the Nova Scotia Association of REALTORS®. There are three civic addresses included in this sale: 106 Ashley Court (Backyard Suite) 108 Ashley Court (Single-Family Detached Home), and 112 Ashley Court, a 10-acre vacant wooded R-1 building lot with its own separate PID. **Please note RE/MAX Nova does not accept cash

Directions to Property Highway 103 to Exit 4. Take Highway 3, St Margarets Bay Road to Silver Birch Drive. Take Five Island Road to Ashley Court.

Inclusions
Exclusions
Property Size 10 to 49.99 Acres
Lot Size
Land Features Partially Cleared, Hardwood Bush, Partial
Structures Deck, Patio, Greenhouse, Shed
Community Feat. Park, Playground, School Bus Service, Beach

Heat/Cool Hot Water, In Floor, Radiant
Fuel Type Propane
Water Well
Sewage Septic
Utilities Cable, Electricity, High Speed Internet,
Rental Propane Tank
Appliances Incl. Cooktop – Propane, Oven - Propane, Dishwasher, Dryer - Electric, Washer, Microwave, Refrigerator, Wine Fridge,

Exterior Vinyl
Garage Attached, Triple
Driveway/Pkg Gravel
Basement None
Foundation Insulated Concrete
Features Balcony, Air Exchanger, Alarm System, Ensuite Bath, HRV (Heat Rcvry Ventln)
Roof Metal
Flooring Engineered Hardwood, Tile
Docs on File Aerial Photos, Floor Plan, Land

Extraordinary Luxury Estate with Lake Views on 12 Private Acres Welcome to Pheasant Cove Estate in the prestigious Lake of the Woods community. Set on 12 private acres with beautiful lake views, this exceptional custom-built estate offers outstanding craftsmanship, privacy, and executive living surrounded by nature. Built with premium Insulated Concrete Form construction, this home delivers exceptional durability, energy efficiency, and peace of mind. Rich hardwood floors, premium countertops, custom millwork, beautifully tiled bathrooms, and expansive windows create a timeless, elegant interior filled with natural light. The heart of the home is a spectacular open-concept kitchen, dining, and living area designed for everyday comfort and effortless entertaining. A generous walk-in pantry keeps the kitchen organized while providing exceptional storage. The main residence features three spacious bedrooms, each with its own private ensuite bath and walk-in closet, offering outstanding comfort and privacy for family members or guests. Adding even greater value is

AG Bedrm 4 **BG Bdrm** 0 **# Bdrm** 4
F Baths 4 **H Baths** 1 **T Baths** 5
Primary On Main Floor? Yes **Laundry on Main?** Yes
Building Age 3 **Approx Year Built** 2023
Yr Built Unknown **Lot Size**

Sign No **PDS** Yes
Lockbox Yes **Migrated** Yes
Lbox Location Side door to the garage of the main
Fees **Rental Income** Yes
HST Partially Subj. to HST: over and above purchase

Garage Yes
Details Three-car garage, main house. Two-car
Waterfront No **Water Frontage**
Water Meas/Units /
Water Access/View Access: Lake, View: Lake

Floor	Room	Size
Main Floor	Foyer	6'6" X 6'9"
Main Floor	Bath 1	6'9" X 6'8"
Main Floor	Kitchen	16'5" X 9'6"
Main Floor	OTHER	6'9" X 6'0"
Main Floor	Living Room	16'7" X 19'6"
Main Floor	Dining Room	12'5" X 17'0"
Main Floor	Bedroom	14'6" X 14'5"

Floor	Room	Size
Main Floor	Ensuite Bath 1	6'2" X 14'5"
Main Floor	Laundry	7'10" X 14'5"
Main Floor	Utility	6'9" X 5'3"
2nd Level	Bedroom	15'4" X 13'8"
2nd Level	Ensuite Bath 2	5'8" X 13'8"
2nd Level	Bedroom	22'1" X 14'1"
2nd Level	Ensuite Bath 3	6'2" X 14'1"

Floor	Room	Size
2nd Level	Bedroom	14'5" X 14'8"
2nd Level	Bedroom	14'2" X 14'6"
2nd Level	Living Room	23'1" X 12'4"
2nd Level	Kitchen	8'8" X 14'5"
2nd Level	Bedroom	11'6" X 12'7"
2nd Level	Bath 5	6'0" X 1'-6"

Primary Residence 1

108 Ashley Court



Primary Residence - Front Exterior View



Primary Residence - Side Exterior View



Primary Residence - Front Porch



Pheasant Cove Estate Aerial View 1



Pheasant Cove Estate Aerial View 2



Pheasant Cove Estate Aerial View 3

Primary Residence 2



Primary Residence - Backyard 1



Primary Residence - Backyard 2



Primary Residence - Lizard Lake



Primary Residence - Patio with a Lake View



Primary Residence - Side Garden & Greenhouse 1



Primary Residence - Side Garden 2

Primary Residence 3



Primary Residence - Side Garden & Greenhouse 3



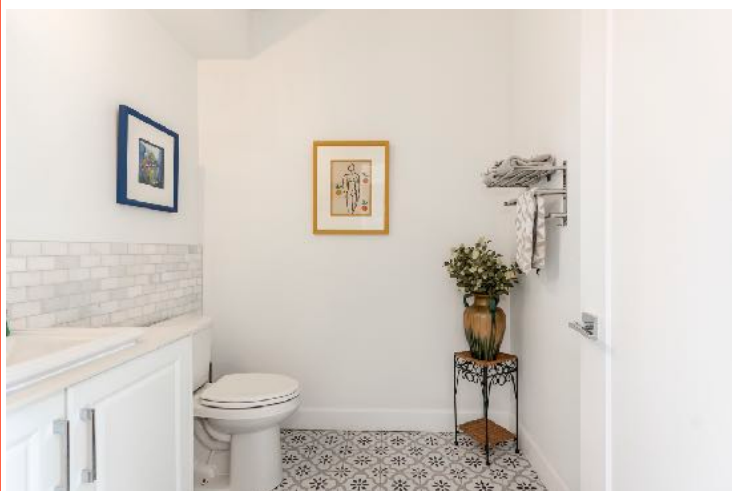
Primary Residence - Side Garden & Greenhouse 4



Primary Residence - Foyer 1



Primary Residence - Foyer 2



Primary Residence - Powder Room 1



Primary Residence - Powder Room 2

Primary Residence 4



Primary Residence - Kitchen 1



Primary Residence - Kitchen 2



Primary Residence - Kitchen 3



Primary Residence - Kitchen 4



Primary Residence - Pantry off of Kitchen



Primary Residence - Kitchen and Dining Room

Primary Residence 5



Primary Residence - Dining Room and Living Room



Primary Residence - Kitchen, Dining Room & Living Room



Primary Residence - Living Room, Dining Room, & Kitchen



Primary Residence - Dining Room, Kitchen, & Living Room



Primary Residence - Custom Oak Staircase



Primary Residence - Second Floor Kitchenette 1

Primary Residence 6



Primary Residence - Second Floor Hallway



Primary Residence - Second Floor Kitchenette 2



Primary Residence - Second Floor Executive Office 1



Primary Residence - Second Floor Executive Office 2



Primary Residence - Second Floor Executive Office 3



Primary Residence - Second Floor Balcony

Primary Residence 7



Primary Residence - Second Floor Family Room 1



Primary Residence - Second Floor Family Room 2



Primary Residence - Second Floor Family Room 3



Primary Residence - Second Floor, Primary Bedroom with Ensuite 1



Primary Residence - Second Floor, Primary Bedroom with Ensuite 2



Primary Residence - Second Floor, Primary Bedroom with Ensuite 3

Primary Residence 8



Primary Residence - Second Floor, Primary Bedroom with Vanity 4



Primary Residence - Second Floor, Primary Bedroom's Ensuite 1



Primary Residence - Second Floor, Primary Bedroom's Ensuite 2



Primary Residence - Second Floor, Primary Bedroom's Ensuite 3



Primary Residence - Second Floor, Second Bedroom with Ensuite 1

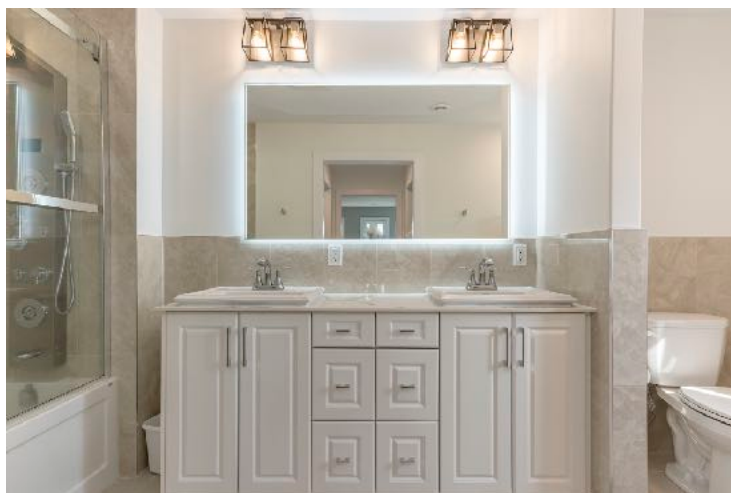


Primary Residence - Second Floor, Second Bedroom with Ensuite 2

Primary Residence 9



Primary Residence - Second Floor, Second Bedroom's Walk-in Closet



Primary Residence - Second Floor, Second Bedroom's Ensuite 1



Primary Residence - Second Floor, Second Bedroom's Ensuite 2



Primary Residence - First Floor, Primary Bedroom and Walk-in Closet 1



Primary Residence - First Floor, Primary Bedroom 2



Primary Residence - First Floor, Primary Bedroom 3

Primary Residence 10



Primary Residence - First Floor, Primary Bedroom's Ensuite 1



Primary Residence - First Floor, Primary Bedroom's Ensuite 2



Primary Residence - First Floor, Primary Bedroom's Ensuite 3



Primary Residence - First Floor, Primary Bedroom's Ensuite 4

Floor Plans

Primary Residence - Ground Floor

108 Ashley Court



Floor Plans

Primary Residence - Second Floor

108 Ashley Court





Primary Residence - 108 Ashley Court

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.

NSREC APPROVED
07/01/2025 (3)
FORM 211
PAGE 1 OF 3

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: 108 & 112 Ashley Court Hubley NS B3Z 1P6 PID(s)/ Serial #: 40844771 and 40844789

Seller: Thomas James Musial Raissa Rachelle Musial

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: 12/22/2022

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: Hard foam as part of the ICF wall.

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

Type: Fibreglass bats.

1.5. What is the age and type of roof?

Age: 3.5 years ☐ Do not know

Type: Premium 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: Hot water radiant Age: 3.5 ☐ 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 is a water heater on the property?

☒ Yes ☐ No

If yes, what is the age? 3.5 ☐ Do not know

If yes, what is the energy source? Propane.

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: _____

SELLER'S INITIALS:

08/03/26
9:02 PM ADT
dotloop verified

08/03/26
8:51 PM ADT
dotloop verified

BUYER'S INITIALS:

Property Disclosure Statement - Primary Residence - 108 Ashley Court

dotloop signature verification: <http://us/GQ6z-jU4x-E9ek>

PROPERTY DISCLOSURE STATEMENT (PDS)

PROPERTY: 108 & 112 Ashley Court

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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:

EcoWater Systems 2700 Series Water Softener. VIQUA VH200-F10 Pre-Filtration UV

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: Approximately 15 feet from garage corner of main dwelling.

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: 3.5 ☐ Do not know

7.3. Where is the sewage disposal and/or clean out located? _____

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

☐ Yes ☒ No ☐ Does not apply

Hubley

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: _____

Property Disclosure Statement - Primary Residence - 108 Ashley Court

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PROPERTY DISCLOSURE STATEMENT (PDS)
PROPERTY: 108 & 112 Ashley Court

Hubley

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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: Restrictive Covenants.
Driveway encroaches on 112 Ashley Court. See Location Certificate.

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: Road maintenance by informal agreement with Ashley Court residents.

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

Thomas James Musial
dotloop verified
08/03/25 5:02 PM ADT
HG3Z-YTKR-QXOB-TYH9

Seller Thomas James Musial

Date

Witness

Raissa Rachelle Musial
dotloop verified
08/03/25 5:51 PM ADT
5JNF-YKQD-SYTC-KCYT

Seller Raissa Rachelle Musial

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

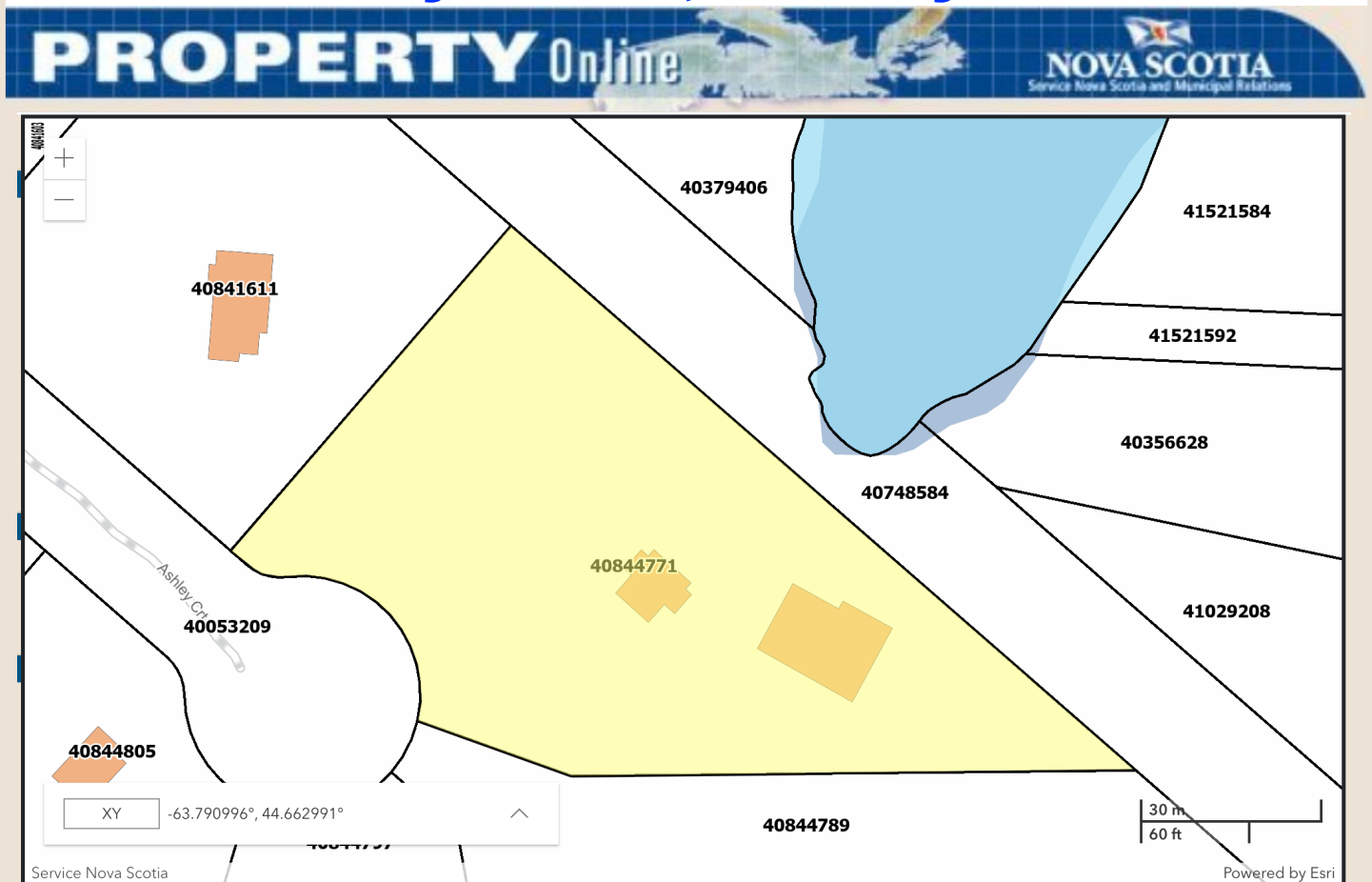
Date

Witness

Buyer

Date

108 Ashley Court, Hubley B3Z 1P6



PID: 40844771 [Details](#)

AAN: 09238220

Value: \$1,089,400.00 (2026 RESIDENTIAL
TAXABLE)

Address: **ASHLEY COURT**
HUBLEY
LOT 9

County: HALIFAX COUNTY

Owner: RAISSA RACHELLE MUSIAL
THOMAS JAMES MUSIAL

LR: LAND REGISTRATION

Area: 70,804 SQUARE FEET

Contact Us

Website: Halifax.ca/taxes

Phone: 311

Email: contactus@311.halifax.ca

Assessment Account Number (AAN): 09238220

Property Legal Description: 106 ASHLEY CRT LOT 9 HUBLEY DWELLING GARAGE

Your Interim 2026/27 Tax Bill

Interim 2026/27 Taxes	\$4,074.06
Interim 2026/27 Taxes	\$4,074.06

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.

Your Summary

Interim Taxes 2026/27	\$4,074.06
Balance Prior to Bill Date	\$-2,640.00
Payments Received	\$-667.00
Payments Projected to Due Date	\$-667.00
Balance Due	\$100.06

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	\$667.00	Jul 2, 2026	\$696.00
Apr 1, 2026	\$667.00	Aug 3, 2026	\$696.00
May 1, 2026	\$696.00	Sep 1, 2026	\$696.00
Jun 1, 2026	\$696.00	Oct 1, 2026	\$696.00

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 28, 2026	Apr 30, 2026			100.06	



This Account is subject to Pre-Authorized Payments.

HALIFAX REGIONAL MUNICIPALITY

Please print change of mailing address below:

108 ASHLEY CRT
HUBLEY NS B3Z 1P6

Billing and Usage History Report



Date: Wednesday, July 15, 2026

Service Address: 108 Ashley Court
Hubley NS

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 2026, the price per kWh is \$ 0.18187

Year	Month	Days	Usage	\$Billed	Year	Month	Days	Usage	\$Billed
2026	Jul		0	\$ -	2025	Jul	62	1,141	\$ 187.31
	Jun		0	\$ -		Jun		0	\$ -
	May	59	758	\$ 179.38		May	62	836	\$ 161.06
	Apr		0	\$ -		Apr		0	\$ -
	Mar	65	929	\$ 207.30		Mar	57	853	\$ 233.17
	Feb		0	\$ -		Feb		0	\$ -
2026	Jan	58	857	\$ 196.47	2025	Jan	63	931	\$ 244.61
	Dec		0	\$ -		Dec		0	\$ -
	Nov	62	549	\$ 119.76		Nov	63	911	\$ 176.79
	Oct		0	\$ -		Oct		0	\$ -
	Sep	58	1293	\$ 207.15		Sep	58	1,293	\$ 199.85
2025	Aug		0	\$ -	2024	Aug		0	\$ -

	Usage	Billed		Usage	Billed
Total:	4,386	\$ 910.06	Total:	5,965	\$ 1,202.79



Dashboard

ACCOUNT 3390474, TOM MUSIAL, TOM MUSIAL MR 108 ASHLEY COURT BACKY. ▾

Tips to keep your family and your home safe in winter conditions

TOM MUSIAL

TOM_MUSIAL@BELLALIANT.NET

902.456.1456

HUBLEY, NS B3Z1P-6

[Edit Details](#)

Welcome to My Account Portal



Make payment



View past payments



Sign up for autopay



Delivery history



My tanks



My price plans



Edit account



Contact us

Account Overview

Account	3390474
Blue Rewards® Account Number	84149238260
Customer Name	TOM MUSIAL
Account Balance	\$414.65
Amount Due	\$0.00
Budget Payment Amount	\$511.00
Last Payment Amount ⓘ	\$511.00
Last Payment Date	07/21/2026
Billing Address	108 ASHLEY COURT
Billing City	HUBLEY

Tank Overview

TANK 4 ▾[Manage Tanks](#) [Request Delivery](#)

Product Name

EC Propane

Delivery Prov/State

NS

Last Delivery Date

07/25/2023 4:00am

Last Delivery Litres

0.00

Today's Price

\$1.08



Percent in tank: 71%

Last Reading:

07/21/2026

Backyard Suite 1

106 Ashley Court



Backyard Suite - Aerial View



Backyard Suite - Exterior View 1



Backyard Suite - Exterior View 2



Backyard Suite - Exterior View 3



Backyard Suite - Second Floor Balcony



Backyard Suite - View from Second Floor Balcony

Backyard Suite 2



Backyard Suite - Second Floor Kitchen Island & Living Room



Backyard Suite - Second Floor Kitchen Island & Living Room



Backyard Suite - Second Floor Kitchen Island & Living Room



Backyard Suite - Second Floor Open Concept Living



Backyard Suite - Second Floor Open Concept Living



Backyard Suite - Second Floor Dine-in Kitchen

Backyard Suite 3



Backyard Suite - Second Floor Kitchen 1



Backyard Suite - Second Floor Kitchen 2



Backyard Suite - Second Floor Bedroom 1



Backyard Suite - Second Floor Bedroom 2



Backyard Suite - Second Floor Bedroom 3



Backyard Suite - Second Floor Bedroom 4

Backyard Suite 4



Backyard Suite - Second Floor Bedroom's Ensuite 1



Backyard Suite - Second Floor Bedroom's Ensuite 2



Backyard Suite - Second Floor Bedroom's Ensuite 3



Backyard Suite - Ground Floor Garage Bay



Backyard Suite - Ground Floor Garage Bay

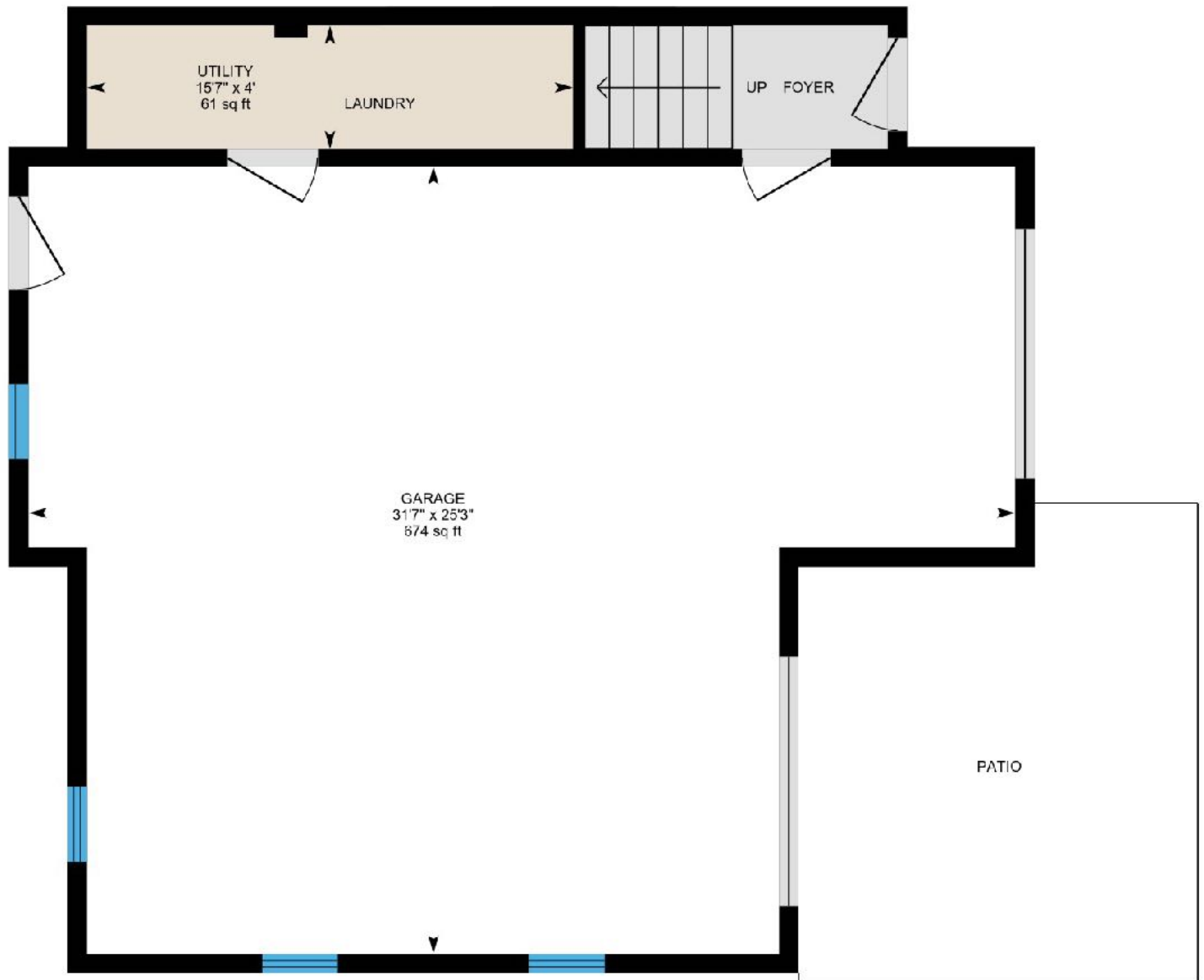


Pheasant Cove Estate Aerial View

Floor Plans

Backyard Suite - Ground Floor

106 Ashley Court



Floor Plans

Backyard Suite - Second Floor

106 Ashley Court





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.

NSREC APPROVED
07/01/2025 (3)
FORM 211
PAGE 1 OF 3

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: 108 & 112 Ashley Court Hubley NS B3Z 1P6 PID(s)/ Serial #: 40844771 and 40844789

Seller: Thomas James Musial Raissa Rachelle Musial

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: Backyard Suite

I/We have owned the Property since: 12/22/2022

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: Hard foam as part of the ICF wall.
- 1.4. Is there insulation in the attic/roof? ☒ Yes ☐ No ☐ Do not know
Type: Fibreglass bats.
- 1.5. What is the age and type of roof?
Age: 3.5 years ☐ Do not know
Type: Premium 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: Heat pump. Age: 3.5 ☐ Do not know
If applicable, what are the alternative heat source(s) and unit age(s), if known?
Source: Propane stove Age: 3.5 ☐ 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 is a water heater on the property?

☒ Yes ☐ No

If yes, what is the age? 3.5 ☐ Do not know

If yes, what is the energy source? _____

- 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: _____

Property Disclosure Statement - Primary Residence - 108 Ashley Court

dotloop signature verification: dtlp.us/LGel-85o8-bGRC

PROPERTY DISCLOSURE STATEMENT (PDS)

PROPERTY: 108 & 112 Ashley Court

NSREC FORM 211 | 07/01/2025 (3) | PAGE 2 OF 3

Hubley

NS B3Z 1P6

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:

All one system for main house and backyard suite.

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: All one system for main house and backyard suite.

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: 3.5 ☐ Do not know

7.3. Where is the sewage disposal and/or clean out located? _____

Back corner of backyard suite nearest driveway.

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: _____

Property Disclosure Statement - Primary Residence - 108 Ashley Court

dotloop signature verification: dotloop.us/LGel-85o8-bGRC

PROPERTY DISCLOSURE STATEMENT (PDS)

PROPERTY: 108 & 112 Ashley Court

Hubley

NSREC FORM 211 | 07/01/2025 (3) | PAGE 3 OF 3

NS B3Z 1P6

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: Restrictive Covenants.

Driveway encroaches on 112 Ashley Court. See Location Certificate.

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

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

 dotloop verified
08/03/25 9:02 PM ADT
CTW2-THCS-1WGS-598P

Seller Thomas James Musial

Date

Witness

 dotloop verified
08/03/25 8:51 PM ADT
WPM2-CRPM-2BKQ

Seller Raissa Rachelle Musial

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

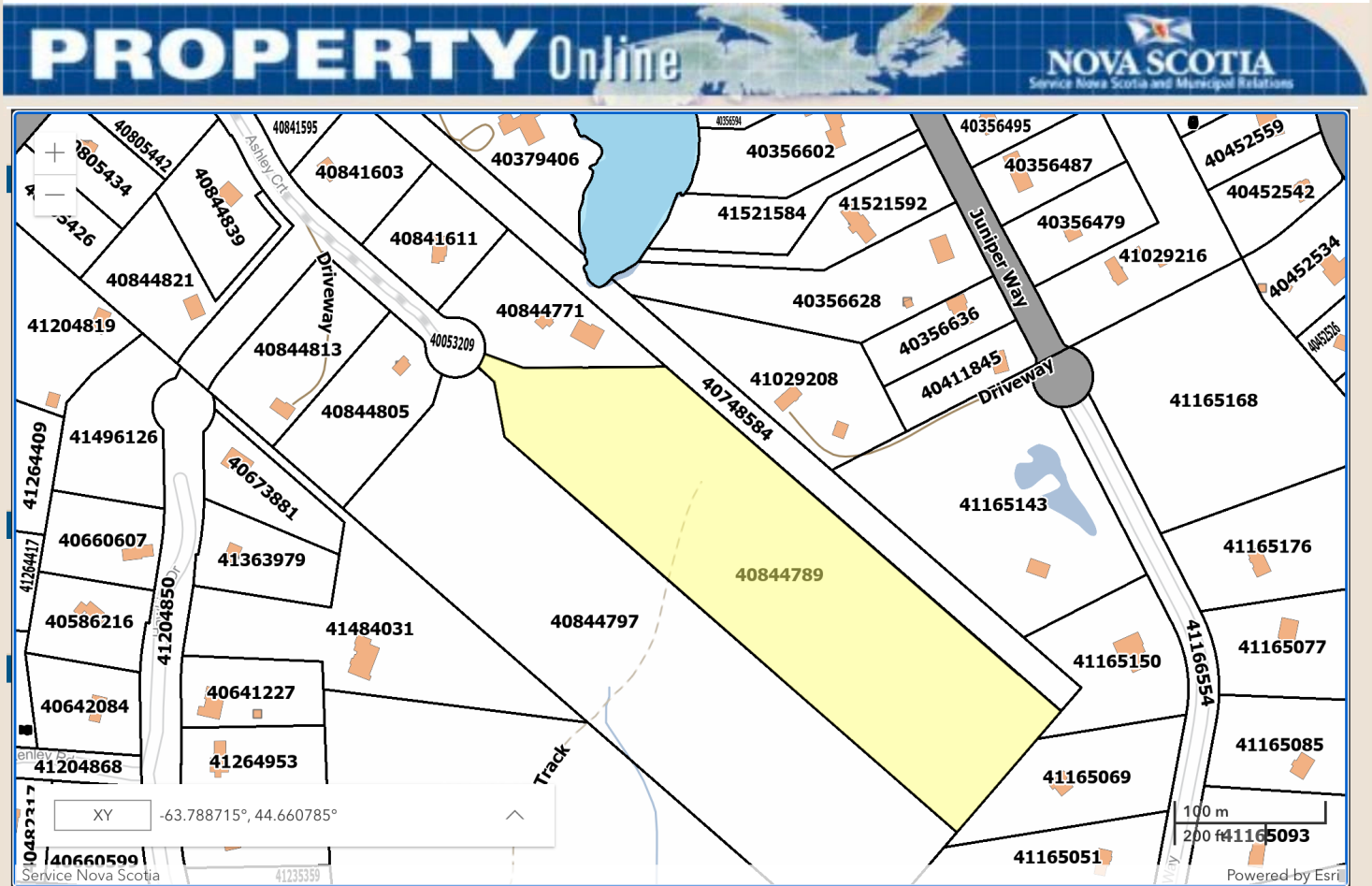
Date

Witness

Buyer

Date

112 Ashley Court, Hubley B3Z 1P6



PID: 40844789 [Details](#)
AAN: 09238239
Value: \$84,000.00 (2026 RESIDENTIAL TAXABLE)
\$12,200.00 (2026 RESOURCE TAXABLE)
Address: 112 ASHLEY COURT
HUBLEY
LOT 10
County: HALIFAX COUNTY
Owner: THOMAS JAMES MUSIAL
RAISSA RACHELLE MUSIAL
LR: LAND REGISTRATION
Area: 10.14 ACRES
Zone: R-1

Assessment Account Number (AAN): 09238239

Property Legal Description: 112 ASHLEY CRT LOT 10 HUBLEY

Your Interim 2026/27 Tax Bill

Interim 2026/27 Taxes	\$314.47
Interim 2026/27 Taxes	\$314.47

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.

Your Summary

Interim Taxes 2026/27	\$314.47
Balance Prior to Bill Date	\$-206.11
Payments Received	\$-52.00
Payments Projected to Due Date	\$-52.00
Balance Due	\$4.36

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	\$52.00	Jul 2, 2026	\$54.00
Apr 1, 2026	\$52.00	Aug 3, 2026	\$54.00
May 1, 2026	\$54.00	Sep 1, 2026	\$54.00
Jun 1, 2026	\$54.00	Oct 1, 2026	\$54.00

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 28, 2026	Apr 30, 2026			4.36	



This Account is subject to Pre-Authorized Payments.

HALIFAX REGIONAL MUNICIPALITY
Please print change of mailing address below:

108 ASHLEY CRT
HUBLEY NS B3Z 1P6

Billing and Usage History Report



Date: Wednesday, July 15, 2026

Service Address: 106 Ashley Court
Hubley NS

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 2026, the price per kWh is \$ 0.18187

Year	Month	Days	Usage	\$Billed	Year	Month	Days	Usage	\$Billed
2026	Jul		0	\$ -	2025	Jul		577	\$ 145.44
	Jun		0	\$ -		Jun		0	\$ -
	May	59	1974	\$ 404.61		May		739	\$ 175.51
	Apr		0	\$ -		Apr		0	\$ -
	Mar	60	3971	\$ 760.55		Mar	57	3,155	\$ 617.48
	Feb		0	\$ -		Feb		0	\$ -
2026	Jan	63	4075	\$ 789.38	2025	Jan	63	2,965	\$ 567.47
	Dec		0	\$ -		Dec		0	\$ -
	Nov	186	4536	\$ 536.14		Nov	63	887	\$ 195.37
	Oct		0	\$ -		Oct		0	\$ -
	Sep		538	\$ 138.20		Sep	58	520	\$ 130.40
2025	Aug		0	\$ -	2024	Aug		0	\$ -

	Usage	Billed		Usage	Billed
Total:	15,094	\$ 2,628.88	Total:	8,843	\$ 1,831.67

Well Report



Drilled Well Report

NSE Well No. _____
(Departmental use)

Certified Well Contractor Name <u>Philippe Grigas</u> Certificate No. <u>Licence # 738</u> Company Brewster Well Drilling Address <u>77 James Boyle Dr.</u> <u>Mount Uniacke NS B0N 1Z0</u> Helpers Name(s) <u>Max Williamson</u>		Well Owner/Contractor Information Well drilled for: Owner <u>Tom Munal</u> or Contractor/Builder/Consultant/etc. _____ Civic Address of well _____ Lot No. and Subdivision of well <u>1000 Ashley Court</u> County <u>NS</u> Postal Code _____ Phone _____ Nearest Community in: ☒ NS Atlas ☐ NS Map Book <u>Husley</u>	
---	--	---	--

Stratigraphic Log					Well Location	
Depth in feet From To	Colour	General Description of Overburden/Bedrock	Water Found	Well Sketch	Property (PID) _____	
0 1	Brown Fill		☒		GPS (WGS84 UTM)	
1 240	Red Granite		☒		Northing _____ m	
			☒		Easting _____ m	
			☒		☐ NS Atlas ☐ NS Map Book	
			☒		Page _____ Column _____ Row _____	
			☒		Roamer Letter _____ Roamer Number _____	
			☒			
			☒			
			☒			
			☒			
Attach Another Sheet If Needed					Well Location Sketch 	

Well Construction Information Total depth below surface <u>240</u> ft Depth to bedrock _____ ft Water bearing fractures encountered <u>205</u> ft <u>210</u> ft <u>220</u> ft _____ ft _____ ft Well Casing Outer Casing From <u>0</u> To <u>40</u> ft Diameter <u>65/8</u> in Wall Thickness <u>0.188</u> in Material: ☒ steel or _____ ASTM spec. <u>A-589</u> Length of casing above ground _____ ft in ☒ driveshoe: type <u>Heavy Duty</u> ☒ grout: type <u>Benolith</u> packer: type _____ Well Finish ☒ open hole ☐ slotted casing ☐ screen ☐ gravel pack Screens: make _____ material _____ length _____ ft from _____ to _____ ft slot size _____ length _____ ft from _____ to _____ ft slot size _____ Gravel pack: size _____ from _____ to _____ ft		Clearance Distance to Nearest Oil tank <u>N/A</u> ft Roadway outer boundary <u>500</u> ft Road name <u>Ashley</u> On-site sewage system <u>300</u> ft Off-site sewage system <u>N/A</u> ft Cesspool or other potential source of contamination (please identify source) _____ ft Watercourse _____ ft Well _____ ft		Water Yield Method: ☒ Air blown ☐ Bail ☐ Pump Rate <u>25</u> igpm Duration <u>1</u> hrs Test depth <u>240</u> ft Depth to water at end of test _____ ft Total drawdown _____ ft Water level recovered to _____ ft by _____ hrs _____ mins after test ended. Depth to static level <u>30</u> ft ☐ Overflow	
--	--	---	--	--	--

Water Quality Colour <u>Clear</u> Taste <u>100</u> Odour <u>100</u> Other _____			
---	--	--	--

Final Status of Well ☒ Water supply ☐ Observation Well ☐ Test Hole ☐ Recharge Well ☐ Abandoned, insufficient supply ☐ Abandoned, poor quality ☐ Abandoned, salt water ☐ Unfinished ☐ Other _____	Water Use ☒ Domestic ☐ Industrial ☐ Commercial ☐ Municipal ☐ Irrigation ☐ Public Supply ☐ Agricultural ☐ Heat Pump ☐ Other _____	Method of Drilling ☒ Rotary ☐ Cable Tool ☐ Jet ☐ Other _____ ☐ Drilling Fluids Type: _____
--	--	---

Driller's Comments _____ _____ _____ _____	Certification I certify this well has been constructed in accordance with the Nova Scotia Environment Act and Well Construction Regulations. Date Well completed <u>Mar 16/21</u> Signature <u>[Signature]</u> Date Signed <u>Mar 16/21</u>	Mail to: Nova Scotia Department of Environment 30 Damascus Road, Suite 115 Bedford, Nova Scotia B4A 0C1
---	--	---

Rev 08/13

Important Home Owner's Document - Safeguard with legal documents.
Original to NSE Copy to Customer Copy to Contractor

Septic System Certificate of Installation



In keeping with the privacy provisions of the *Nova Scotia Freedom of Information & Protection of Privacy Act*, Nova Scotia Environment will only use the personal information for the purpose for which the information was obtained or compiled, or for a use compatible with that purpose.

☐ Interim report

CERTIFICATE OF INSTALLATION

☒ Final report

On-site sewage system as built construction details

☒ Notification number: 2020-2761099-00

Notification or Approval information:

☐ Approval number:

PID: 40844771

Notifer or applicant (QP/P.Eng) E.F.Peters, PEng.

QP/.Eng Contact:

Telephone: 902-999-3232

Email: redshirtengineering@gmail.com

Installer contact:

Telephone: 902-

David Blackburn

Email:

Service provider: Name:
(for ATUs only) Email:

Telephone:

System details

Design flow (L/day): 1000

Intended use: residential

System type: Eljen

Length of trench (m): 11.0

Width of trench (m): 4.5

Sand speed(minutes): na

Hydraulic conductivity(m/s): na

As built clearance distances as illustrated on attached site plan

From Nearest	To Field	To Tanks	From Nearest	To Field	To Tanks	From Nearest	To Field	To Tanks
Lot Boundary	>30 m	>30 m	Cistern	na m	na m	Water Distribution	na m	na m
Downslope Boundary	>30 m	>30 m	Watercourse	>30 m	>15 m	Foundation Drain	na m	na m
Drilled Well	15 m	15 m	Wetland	na m	na m	Other	m	m
Dug Well	30 m	30 m	Intermittent Drain	na m	na m	Other	m	m

☒ I confirm that the system was installed according to the *On-site Sewage Disposal System Regulations, Standard*, and the associated notification or approval.

E.F.Peters, PEng.

Print name

2023/1/14

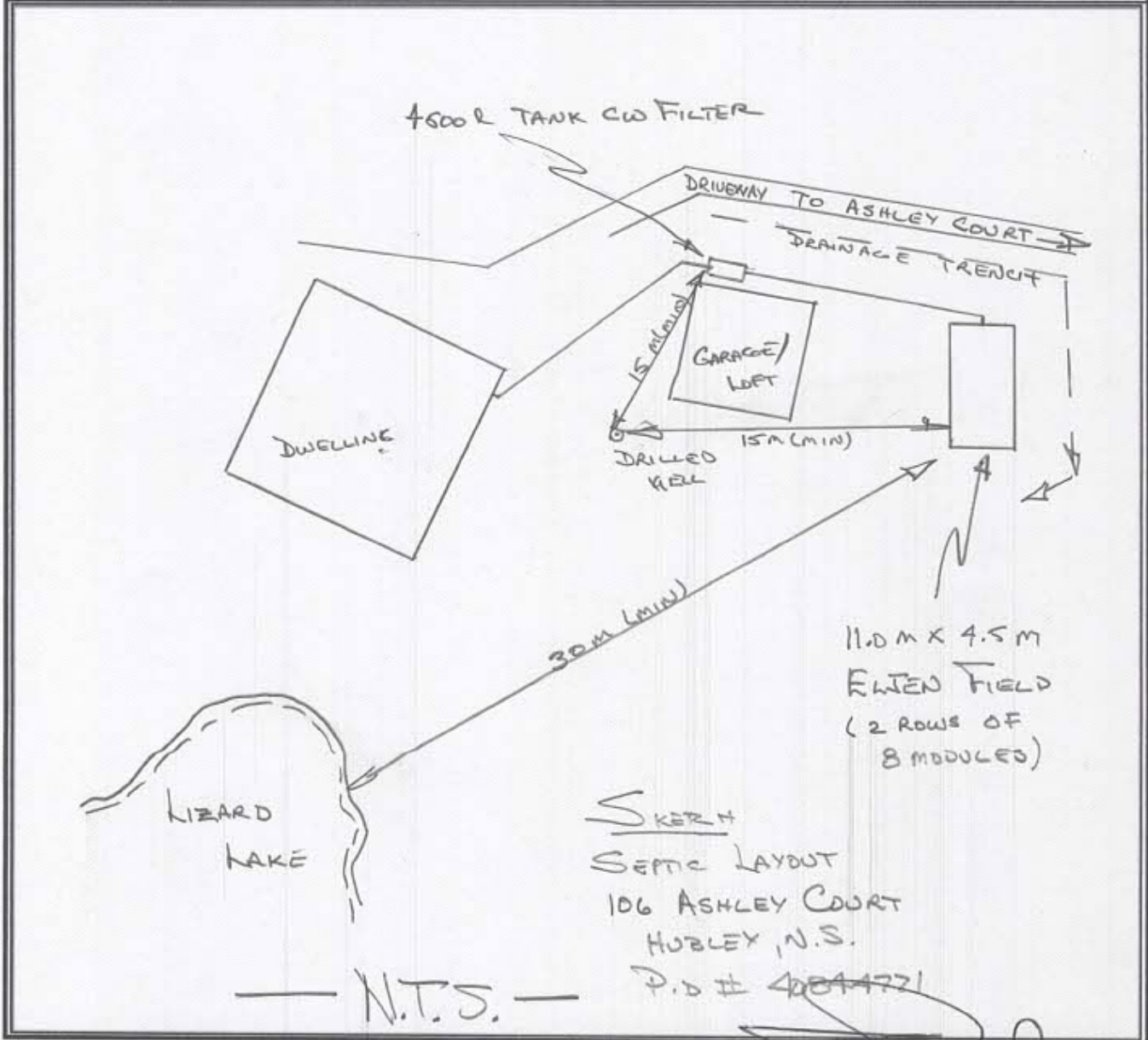
Date

Signature

CERTIFICATE OF INSTALLATION
On-site sewage system as built construction details

Site plan must include drawing of lot layout illustrating the location of the system installed, direction of and % slope, location of structures (proposed or existing), watercourse(s), well(s) and other confining features identified in the Standard including required clearance distances, in relation to the system location.

may include separate attachment for site plan



DATE: 2023/01/12

Professional engineer or qualified person:

QP or P. Eng. #: 8062

E.F. Peters, P.Eng.

(Print name)

NOTE:
BUILDINGS SHOWN ARE UNDER CONSTRUCTION

The map shows a portion of Lot 9, bounded by Island Road to the north, Ashley Court to the east, and To Five Road to the south. The owners are Thomas James Musial, Theodora Frances Musial, and Raissa Rachelle Musial. The map includes several buildings under construction, a gravel driveway, and various utility lines. Key dimensions include 136.852' (P) along the northern boundary, 93.345' (P) along the eastern boundary, and 27.103' (P) along the southern boundary. A circular feature with a radius of 37.536' (P) is shown near the intersection of Ashley Court and To Five Road.

SURVEYOR'S LOCATION CERTIFICATE

CERTIFIED TO : TOM MUSIAL

RE: LOCATION OF BUILDINGS UNDER CONSTRUCTION ON LOT 9,
LANDS OF THOMAS JAMES MUSIAL, THEODORA FRANCES MUSIAL,
AND RAISSA RACHELLE MUSIAL,
AT 106 AND 108 ASHLEY COURT,
HUBLEY,
HALIFAX COUNTY, NOVA SCOTIA.
P.I.D. 40844771

SCALE : 1 : 600 (METRIC)

O S.M. SURVEY MARKER
 I I.B. IRON BAR
 P P.R. ROCK POST
 H H.P. HIGH POINT
 U.U. UTILITY POLE
 F.F. FOUND
 L.L. LAND REGISTRATION OFFICE
 O.O. ORDINARY HIGH WATER MARK
 P.I.D. PROPERTY IDENTIFICATION NUMBER
 P.G.P.I. PROVINCIAL GOVERNMENT PARCEL IDENTIFIER
 N.S.P.I. NOVA SCOTIA POWER INC.
 B.A.R.C.I. BELL ALANT REGIONAL COMMUNICATIONS INC.

I, DYLAN M. MOSSMAN, NOVA SCOTIA LAND SURVEYOR, HEREBY
CERTIFY THAT THIS SURVEYOR'S LOCATION CERTIFICATE WAS
PREPARED UNDER MY SUPERVISION, AND IN ACCORDANCE WITH LAND
SURVEYORS ACT, REGULATIONS AND STANDARDS MADE THEREUNDER.
DATED THIS 16TH DAY OF DECEMBER, 2021

Dylan Mossman N.S.L.S.

THIS SURVEYOR'S LOCATION CERTIFICATE SHALL NOT BE USED FOR
BOUNDARY DEFINITION, OR AS A DOCUMENT FOR THE PREPARATION
OF LEGAL DESCRIPTIONS.

PLAN REFERENCES:
1. PLAN REFERS TO L.R.O. No. 33552

DATE (S) OF FIELD SURVEY :
DECEMBER 10, 2021

PROJECT #: 211208-06
ABLE ENGINEERING SERVICES INC.
TEL. 1-833-756-8433 FAX. 902-273-3072 S.L.C. #75020

P.I.D. 40844771
LOT 9
LANDS OF
**THOMAS JAMES MUSIAL,
THEODORA FRANCES MUSIAL,
AND RAISSA RACHELLE MUSIAL**
DEED: DOC. 119264746
SEE PLAN REF. 1
CIVIC No. 106 AND 108

P.I.D. 40718594
P.G.P.I. 8-25-50599
CROWN LANDS
NO DEED INFORMATION FOUND

P.I.D. 40841611
LOT 8
LANDS OF
DAVID NIKOLAI POLLMANN
DEED: DOC. 113846977
SEE PLAN REF. 1
CIVIC No. 86

P.I.D. 40844797
LOT 10
LANDS OF
THOMAS JAMES MUSIAL,
THEODORA FRANCES MUSIAL,
AND RAISSA RACHELLE MUSIAL
DEED: DOC. 119264746
SEE PLAN REF. 1
CIVIC No. 112

P.I.D. 40053209
PARCEL AC-1&HD-1
LANDS OF
C & E WEAVER HOLDINGS LIMITED
DEED: BOOK 6106, PAGE 60
SEE PLAN REF. 1

P.I.D. 40844797
LOT 11
LANDS OF
FRANCOIS DOLBEC
DEED: DOC. 116733651
SEE PLAN REF. 1
CIVIC No. 109

WATERS OF
LIZARD LAKE

O.H.W.M. (Approx.)
SEE PLAN REF. 1

APPROXIMATE
LIMIT OF 20m BUFFER SET BACK

ASHLEY COURT

TO FIVE ROAD

ISLAND ROAD

GRAVEL DRIVEWAY

OVERHEAD UTILITY LINE

EDGE OF PAVEMENT

R.O.W. USED IN COMMON
SEE BOOK 6728, PAGE 80

A=37.536' (P)
A=7.196' (P)
A=37.536' (P)
A=7.196' (P)

24.70' 136.852' (P) 93.345' (P) 27.103' (P)

12.30' 13.75' 25.70'

3.00m WIRE COOP PATH ACCESS
TO LAKE (DRAINAGE)
SEE DOC. 11333592

6.10m WIDE UTILITY AND
SERVICE EXISTING BLVD AND
SEE BOOK 6897, PAGE 441
ALS: BOOK 6897, PAGE 446

N.S. GRID NORTH

Covenants

SCHEDULE "B" - PROPERTY AT FIVE ISLAND ROAD **RESTRICTIVE DEED COVENANTS AND RESTRICTIONS**

1. The lands to which these covenants shall apply (hereinafter called the "said lands") include the lot described in Schedule "A" hereto annexed and conveyed by this Deed.
2. "Garage" as used herein shall include any structure used or to be used for the housing or protection of motor vehicles.
3. No building shall be erected on the said lands other than a detached private dwelling house to and for the use of a single family with or without an appropriate garage attached hereto. Detached garage may be permitted at the discretion of the Grantor.
4. No more than one dwelling or house shall be erected or stand any one time upon the said lands.
5. No buildings shall be erected on the said lands, or any addition or alteration shall be made thereto, unless the design or such building, addition or alteration shall be approved for general conformance to these restrictive covenants by the Grantor in writing.
6. No building shall be erected on the said lands, or any part thereof until location of the septic field has been determined and approved by Nova Scotia Department of Health.
7. Notwithstanding anything herein contained, no building, fence, or erection of any kind shall be erected on the said lands unless the plans, dimensions, specifications and location thereof, as indicated by siting plan (including the distances from the front, side and rear limits) shall have been first submitted to and approved in writing by the Grantor or the architect for the time being of the Grantor and no building, fence or other erection shall be constructed or placed on the said lands otherwise than in conformity with such plans specifications and siting plan.
8. No mud, debris, building materials or other matter shall be placed by the Grantee or those working or engaged on its behalf within the street right-of-way or on other lands not owned by the Grantee, if such mud and debris is deposited, it shall be removed the Grantee within twenty-four (24) hours of receipt of a request to do so from the Grantor, and if it is not so removed, then the Grantor may cause the mud or debris to be removed and recover the cost thereof from the Grantee.
9. The lands or any building erected, or to be erected thereon, shall not be used for the purpose of any profession, trade, employment, service, manufacturer, or business of any description, nor as a school, hospital or other charitable institution, nor as a hotel, apartment house, rooming house, or place or public resort, nor for any sport (other than such games as are usually played in connection with the normal occupation of a private residence) nor for any other purpose other than a private residence for the use of one family only to each dwelling unit; nor shall anything be done or permitted upon any of the said lands or buildings erected or to be erected thereon which shall be a nuisance to the occupants of any neighbouring lands or buildings; unless approved by the Municipal Bylaws, and by the Grantor.
10. No fence shall be erected or maintained on the said lands or any part thereon other than an ornamental wire, iron or wooden fence of open construction, with or without brick or stone foundations, unless approved in writing by the Grantor and no such fence shall be higher than four feet (4'), or be situated within thirty feet (30') of the street line in front of the lot on which said fence is erected or within ten feet (10') of any other street line. Screens for landscaping proposes may be erected upon written approval by the Grantor.
11. No signs, billboards, notices, or other advertising matter, of any kind, (except the ordinary signs offering the said lands or buildings thereon for sale or rent) shall be placed on any part of the said lands or upon or in any buildings or on any fence, tree or other structure on the said lands without the consent of the Grantor in writing.
12. No trailer other than for recreational purposes shall be parked or placed upon any part of the said lands.
13. No excavation shall be made on the said lands except excavation for the purpose of building on same at the time of commencement of such building or for the improvement of the gardens and grounds thereof. No soil, sand or gravel shall be removed from the said lands except with the prior permission of the Grantor.
14. No living tree with a butt diameter greater than four (4) inches shall be cut or removed from the said lands other than those standing within the area to be excavated for the erection of a building thereon without the consent in writing of the Grantor.

Covenants

Page 2

Schedule "B" - Property at Five Island Road

15. No building waste or other material of any kind shall be dumped or stored on the said lands except clean earth for the purpose of levelling in connection with the erection of a building thereon or the immediate improvement of the grounds.
16. No horses, cattle, hogs, sheep, poultry or other stock or animals other than household pets normally permitted in private homes in urban residential areas shall be kept upon the said lands and no breeding of pets shall be carried on upon the said lands.
17. The Grantee will not withhold consent to the construction of sidewalks, pavements, sewers, watermains and other local improvements which may be petitioned for by the Grantor, and the Grantee shall not withhold consent to the erection or installation and maintenance at the rear, front or side of any lot contained in Property at Five Island Road or electric, telephone and/or television poles, lines and equipment and guys and anchors in connection therewith, and underground cables all for common use with all necessary access from time to time for the employees of the person, firm or corporation or persons, firms or corporations furnishing, maintaining and repairing the same.
18. The Grantor shall have the right to convey to the Municipality or other public authority any part of Property at Five Island Road (other than the lands already conveyed) for park, recreational or similar purposes.
19. The Grantee shall meet any and all requirements imposed on his individual lot by the Nova Scotia Department of the Environment, including but not limited to;
 1. Access to each lot shall be restricted to one driveway.
 2. Remove, and or, refrain from storing earthen fill material next to the curb. When at all possible, pile fill towards the rear and sides of the lot until needed for landscaping. Maintain soil stabilization measures until ready to sod.
 3. When de-watering foundations or pits, pump the water into vegetative section or through three (3) cubic yards of one inch (1") clean crushed stone.
20. The Grantee will not permit the condition of the surface of the said lands or any part thereof to be in such a condition to be below the standard of landscaping of the surface of lots which is normally found in a first class residential neighbourhood. The Grantee shall be responsible for landscaping between the ditch and the street line abutting his property. The front and side yards shall be fully landscaped and the rear yard shall be landscaped for a distance of twenty (20) feet from the rear of the dwelling. All landscaping of disturbed areas shall be effected through the installation of sods.
21. Any damage to any of the municipal services which have been installed by or on behalf of C&E WEAVER HOLDINGS LIMITED (which services shall include but are not limited to, water service lines and curb stops), caused by the Purchaser, or by any person working or engaged on its behalf, shall be repaired at the expense of the Purchaser. If the Purchaser does not effect such repairs within a reasonable time upon receipt of notice from C&E WEAVER HOLDINGS LIMITED, then C&E WEAVER HOLDINGS LIMITED may repair the same and recover the cost thereof from the Purchaser.
22. No access shall be made to the Property without a regulation type culvert first being installed as required by the Nova Scotia Department of Transportation.
23. No major repairs to any motor vehicle, boat, or trailer shall be effected on the lands except within an wholly enclosed garage.
24. No truck over one ton shall be kept or maintained on the lands or on the street adjacent.
25. No incineration or other refuse burning shall be permitted on this Property.
26. The Grantee agrees to obtain from any subsequent purchaser or transferee from him a covenant to observe the building restrictions herein set forth including this clause.
27. All landscaping must be completed within twelve (12) months of commencement of construction of the dwelling the landscaped area must be maintained in an neat fashion with grass cutting to be carried out on a regular basis.
28. The Grantor may alter, waive or modify any of the foregoing building and other restrictions.
29. Notwithstanding anything contained herein, any of the lots conveyed herein may be resubdivided to permit the extension of Ashley Court and the creation of additional lots from lots 10 and 11, which lots shall each be subject to these covenants.
30. "Grantor" means C&E WEAVER HOLDINGS LIMITED. "Grantee" means the Grantee and successors in title.

Pheasant Cove Estate



To arrange your private showing of Pheasant Cove Estate call Chris Musial, REALTOR® at (902) 876-8000.



 **REMAX**
NOVA

Chris Musial

B.A., CELTA, REALTOR®

(902) 876-8000

Musial.Chris@gmail.com

5943 Spring Garden Road,
Halifax, NS B3H 1Y4

www.ChrisMusial.realtor



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