



33 TYLER STREET

*Enfield, Nova Scotia*



THE MCCOOEYE

TMG

GROUP



*Feature Package*







# The Property

Offered at: \$725,000

4 Bed | 4 Bath | Main Living Area:1,600 sqft Total Living Area:2,323 sqft

MLS® 202423917

Welcome to 33 Tyler Street in the heart of White Estates, a family-oriented subdivision only 30 minutes from Halifax and Dartmouth. From the second you walk into this gorgeously maintained two-storey home, you will be impressed by its functional layout, and ability to entertain family and friends. Upon entry from the front door, the main level features a spacious formal dining room with great lighting. Through French doors and adjacent to the dining room is a sitting room with a beautiful propane fireplace, perfectly sized to entertain guests or family. Decorative pillars lead to the kitchen, where beautiful stainless steel appliances, an island, and modern aesthetics complement the space where you can practice your culinary designs. Upstairs features a large and bright primary bedroom with a walk-in closet, and an ensuite bath with a jacuzzi tub and stand-up shower. An additional two bedrooms that are both large and functional with ample space for storage are located down the hall, as well as a bright and airy four-piece bath that completes the upper level. The lower level features the fourth bedroom, a family room, and a flex room which could be used as a rec room or an office. Last, the utility room features the laundry and a brand new HRV (October 2024) which is tucked away to maximize functional living space. Outside features manicured landscaping on front and back lawns, a cute firepit area, a deck, and a pergola situated above your sunken hot tub. With a detached shed for your toys, plenty of space for kids to play in the backyard, and partially fenced for your pets, this lot is perfectly situated for a family. The attached two-car garage is heated and wired, and there is plenty of room for parking of cars, boat or RV. Don't delay and book your showing today!

## Stats

Property Type: Single Family / 3 Level

Land Size: 0.3387 ac

Age: 18

District: 105 - Hants County East

Zone: R2



# Features & Upgrades

Brand New HRV October 2024

Roof is 7 years old

Siding completely replaced in 2016

Propane usage has been 257L YTD

# Documents



EAST HANTS

Visit our Web Site at: [www.easthants.ca](http://www.easthants.ca)

Municipality of East Hants  
Box 230, Suite 170, 15 Commerce Court  
Elmsdale, NS B2S 3K5

Telephone (902) 883-2299  
Facsimile 1-800-664-5912  
Collections (902) 883-4313  
Toll Free 1-866-750-2299

## TAX ACCOUNT

August 01, 2024

TAX ACCOUNT OWNER:

LOCATION DESCRIPTION: 33 TYLER ST

LOT 91 ENFIELD

DWELLING BUILDING

ASSESSMENT REFERENCE# 9807403

Due Date: October 01, 2024

Bill Reprint

DESCRIPTION	ASSESSMENT	RATE	AMOUNT
RESIDENTIAL TAXES GENERAL	326,100	0.00268300	875.17
MANDATORY PROVINCIAL FUNDING	326,100	0.00281700	918.62
RCMP SERVICES	326,100	0.00230300	751.01
ENFIELD FIRE RESIDENTIAL	326,100	0.00140300	456.54
URBAN SERVICE BAYB	326,100	0.00070300	228.27
SPORTFLEX	326,100	0.00040300	130.44
WASTE MANAGEMENT FEE	1	220.00000300	220.00
Mortgage Company: CIBC MORTGAGE SERVICING CENTRE		Final Tax 2024 - 2025	3,644.09
Mortgage Number: 1317429		Less Interim Amount	1,776.90
If A Mortgage Company Name Appears Above Your Billed		Account Balance Forward	0.00
Amount Will Be Forwarded To Them For Payment.		<b>TOTAL DUE</b>	<b>\$1,867.15</b>

Any payments received after July 24, 2024 will not be reflected on this bill.

Amounts outstanding after the due date will be subject to interest at a rate of 14.00% per year.

If this tax bill is not paid by the end of the taxation fiscal year, the property owner may be exposed to additional expense.

Municipality of East Hants  
Box 230, Suite 170, 15 Commerce Court  
Elmsdale, NS B2S 3K5

# Documents



# INVOICE

<i>Invoice Date</i> 10/04/24	<i>Invoice Number</i> [REDACTED]	<i>Account Number</i> [REDACTED]	<i>Invoice Total</i> 282.38
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[REDACTED] 33 TYLER ST ENFIELD NS B2T-0A7

Date	Order	Quantity Delivered	Quantity Returned	Description	Unit Price	Extended Total
10/04/24	727504	137.1		BULK PROPANE EN VRAC	1.5789	216.47
				FED FUEL CHG		16.97
				HAZMAT FEE/FRAIS MAT. DANG.		14.95
				TRANSF FEE/FRAIS		17.45
				TRANSF		
				GST - HST / TPS -IVH		39.88
				NS ENER REB/REM ENERG		-23.34
				RES NE		
				Order total		282.38

#### How to contact us:

- ✉ Superior Propane  
P.O. Box 4568  
STN A  
Toronto ON M5W 0J5
- ☎ 1-877-SUPERIOR (1-877-873-7467)
- 🌐 SuperiorPropane.com

#### Automatic Payment Options

Call 1-877-873-7467 to sign up for automatic bank withdrawal or pre-authorized credit card payment. We accept:



Propane on the Go.  
Download our app at  
mySUPERIOR.ca

IF YOU ARE ON AUTOPAY, PLEASE DO NOT PAY THIS INVOICE. YOUR ACCOUNT WILL BE AUTOMATICALLY DEBITED.



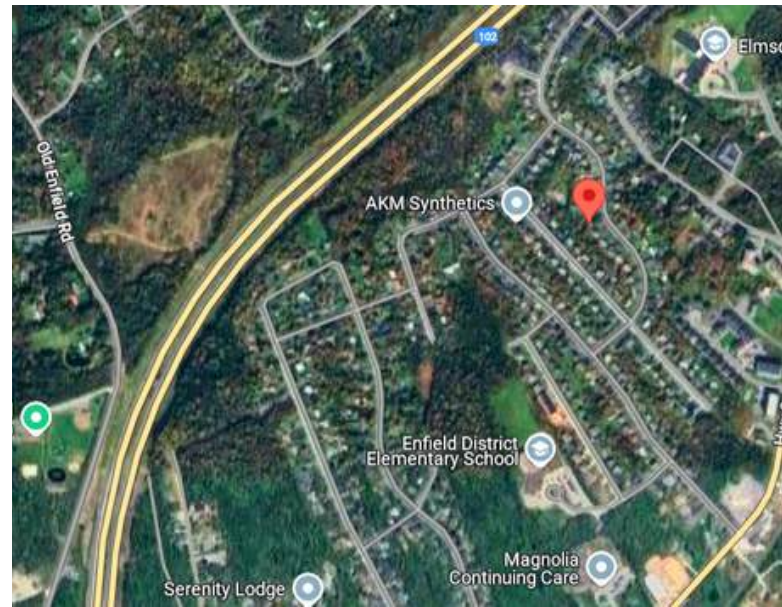
*Location*

33 TYLER STREET

*Enfield*



Enfield is an urban community located 5 kilometres (3.1 mi) north of Halifax Stanfield International Airport in the Shubenacadie Valley on the border of Hants and Halifax counties in Nova Scotia, Canada. Specifically, Enfield exists in both the East Hants Municipal District and Halifax and is divided by the Shubenacadie River.







**Price** \$725,000  
**Status** ACTIVE  
  

**MLS #** 202424275  
**PID #** 45360757 **PID #2**  
**PID #3** **PID #4**  
**Total Lot Size SqFt** 14755...**Approx Acres** 0.3387

**Address** 33 Tyler Street  
**Commun...** Enfield **NS** **B2T** 0A7  
**Legal Description**

**Lot Size** **Road**  
**Waterfront** No  
**Water Frontage Typ**  
**Water Access/View**  
**Square Footage (MLA)** 1,600  
**Total Fin SqFt (TLA)** 2,323  
**Building Dimension** 28.6 X 52.3  
**Zoning** R2 **Title to Land** Freehold  
**Type** Single Family **Style** Detached  
**Bldg Style** 2 Storey  
**New Constructi...N** **Constr. Stat...**

**District** 105-East Hants/Colchester West  
**Sub-District** 105-B  
**Elementary** Enfield District School  
**Middle/Jr** Riverside Education Centre  
**High** Hants East Rural High School  
**Fr Imm Elen**  
**Fr Imm Mid**  
**Fr Imm High**  
**Other**

**Virt Tour URL** Add'l Virt Tour 1 URL  
**Closing Date**  
**Possession** Preferred Closing of March 2025  
**Selling Price**

**Property Overview** Welcome to 33 Tyler Street in the heart of White Estates, a family-oriented subdivision only 30 minutes from Halifax and Dartmouth. From the second you walk into this gorgeously maintained two-storey home, you will be impressed by its functional layout, and ability to entertain family and friends. Upon entry from the front door, the main level features a spacious formal dining room with great lighting. Through French doors and adjacent to the dining room is a sitting room with a beautiful propane fireplace, perfectly sized to entertain guests or family. Decorative pillars lead to the kitchen, where beautiful stainless steel appliances, an island, and modern aesthetics complement the space where you can practice your culinary designs. Upstairs features a large and bright primary bedroom with a walk-in closet, and an ensuite bath with a jacuzzi tub and stand-up shower. An additional two bedrooms that are both large and functional with ample space for storage are located down the hall, as well as a bright and airy four-piece bath that completes the upper level. The lower level features the fourth bedroom, a family

**EnerGuide Rating?**  
**EnerGuide Rating (GJ/Ye...**  
**Date EnerGuide Obtained**  
**Property Si...** Under 0.5 Acres  
**Land Features** Cleared, Landscaped, Partially Fenced, Sloping/Terraced  
**Water** Municipal  
**Sewage** Municipal  
**Utilities** Cable, Electricity, High Speed Internet, Telephone

**Heat/Cool** Fireplace, Heat Pump -Ducted  
**Fuel Type** Electric, Propane  
**Flooring** Carpet, Ceramic, Hardwood  
**Appliances** Stove, Dryer, Washer, Microwave Rng Hd Combo, Refrigerator  
**Rental Equip.** Propane Tank  
**Features** Air Exchanger, HRV (Heat Rcvry Ventin), Air Jet Tub, Propane Fireplace

**Exterior** Vinyl  
**Roof** Asphalt Shingle  
**Foundation** Poured Concrete  
**Basement** Full, Fully Developed  
**Driveway/Pkg** Multiple Driveways, Paved  
**Garage** Attached, Double  
**Structures** Deck  
**Community Features**

**Inclusions**  
**Exclusions**

Directions to Property <https://maps.app.goo.gl/HUYTFLMYQziKCX3f9>

**AG Bed...** 3 **BG B...** 1 **# Bdrm** 4  
**F Baths** 2 **H Baths** 2 **T Baths** 4  
**Master On Main Floor?** No  
**Building Age** 18 Yr **Built** 2006 **Yr Built Unkn...**

**Sign** Yes **HST (PEI)**  
**HST (NSAR)** Exempt from HST  
**Migrated** Yes **PDS** Yes  
**Rental Income**

**Gara...** Yes  
**Details** Attached 2 car, wired, heated  
**Restr/Prot Coven...** Yes

Floor	Room	Size	Floor	Room	Size	Floor	Room	Size
Main Floor	Family Room	11'5"x13'1"	2nd Level	Bedroom	11'5"x10'6"	Basement	Bedroom	14'7"x11'5"
Main Floor	Dining Room	11'6"x13'1"	2nd Level	Bedroom	11'5"x12'2"	Basement	3rd Hallway	
Main Floor	Bath 1	8'7"x3'7"	2nd Level	Storage	7'9"x7'10"	2nd Level	2nd Hallway	
Main Floor	Kitchen	11'5"x11'11"	Basement	Living Room	14'6"x14'8"	Main Floor	Main Hallway	
2nd Level	Primary Bedr...	11'5"x18'7"	Basement	Den/Office	15'4"x12'3"	Main Floor	Foyer	7'8"x13'1"
2nd Level	Ensuite Bath 1	11'5"x8'7"	Basement	Laundry/Bath	7'2"x11'5"			
2nd Level	Bath 2	8'10"x6'4"	Basement	Bath 3	7'9"x5'2"			

**Monthly Condo Fee** Fee Includes **Pet Friendly** Plus Den Y/N No. of Parking Spaces  
**Betterment Charges** **Association Fees** **Mobile/Leased Land Fees**  
**Listing Office** Royal LePage Atlantic (Enfield)



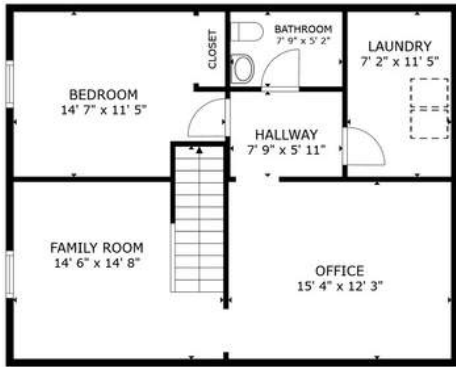
**Compliments of** Donald McCooney  
 CIPS, SRES  
 donm@royallepage.ca  
 Royal LePage Atlantic (Enfield)



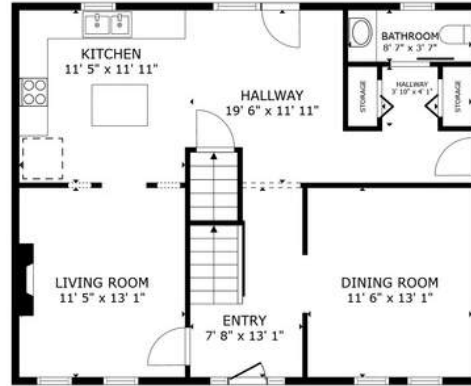
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# Floor Plans



FLOOR 1



FLOOR 2

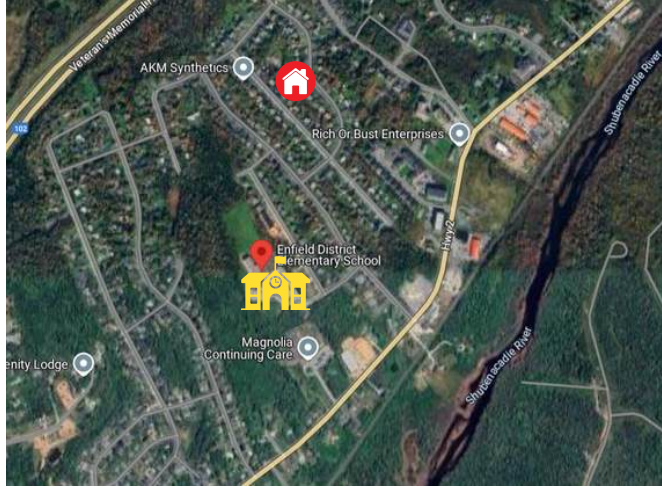


FLOOR 3

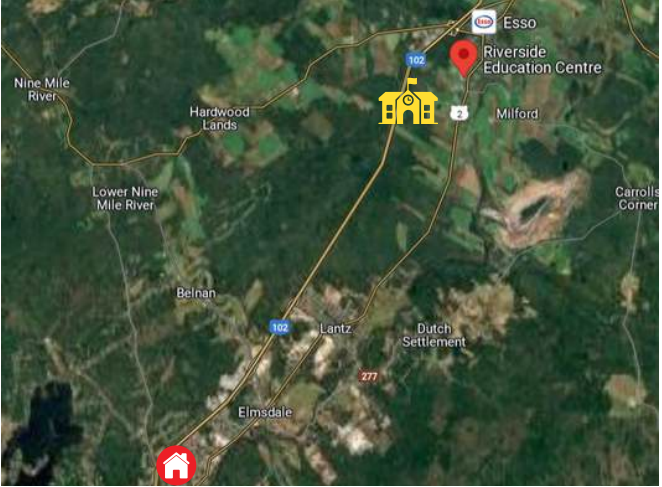
GROSS INTERNAL AREA  
 FLOOR 1 723 sq.ft. FLOOR 2 789 sq.ft. FLOOR 3 811 sq.ft.  
 TOTAL : 2,323 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# Schools

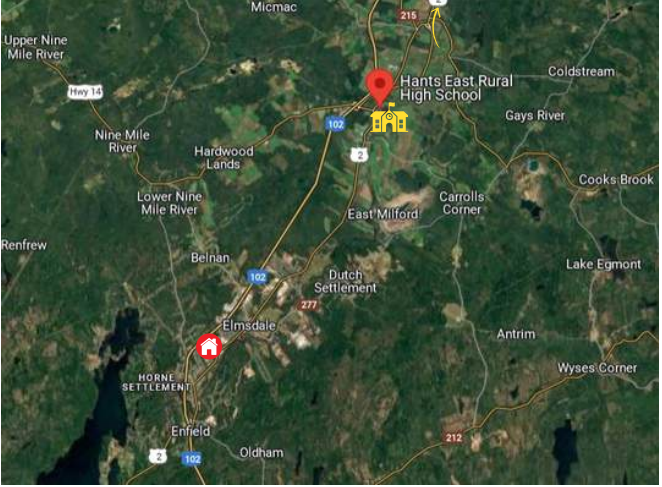
## Enfield District Elementary School



## Riverside Education Centre



## Hants East Rural High School







## Family-Oriented

Decorative pillars lead to the kitchen, where beautiful stainless steel appliances, an island, and modern aesthetics complement the space where you can practice your culinary designs.





## Family-Oriented

Upstairs features a large and bright primary bedroom with a walk-in closet, and an ensuite bath with a jacuzzi tub and stand-up shower.















THE MCCOOEYE

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ROYAL LEPAGE®  
*Ruby Award*™  
2023



*Jamie McCooeye*

*Don McCooeye*



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ROYAL LEPAGE®

*Atlantic*  
GO BEYOND