



# Prudential Real Estate

## WEEKEND HOMES Showcase

Presented by the team of Professional Agents at Prudential Property Specialists



Marilyn Purdy Associate Broker

Drop by our Home Centre located at 36 Brookshire Ct., Bedford (Hammonds Plains Rd, Exit 3 off Hwy 102) Mon-Fri 9am to 7pm & Sat 10am to 4pm

All listings are unless otherwise stated.



Paul Doucet Broker

Call 450-1800

## Rock Solid in Real Estate®!

### New Listings

Rare opportunity to get waterfrontage with income in Waverley. Unique bungalow with walkout basement + indoor/inground pool. \$329,900 DAVID MORTON 877-1117 #00520601

### Halifax

West end - Well maintained 3 bdrm 2 sty. Hdwd flrs in LR & DR, 1.5 baths, eat in kitchen, level fenced yard, paved drive & more. \$249,900 JIM MURPHY, FRI 478-6873 #00032102

Location, location! Clayton Park! 3 Bdrm, 2.5 bath 2 sty + full bsmt w/ walkout. View of Belcher's Marsh between Red Fern & Parkland. \$309,900 PHYLLIS JOHNSON 471-4987 #40850919

Wedgewood S/D - 19,000 Sq ft lot - 4+ bdrm open concept home completely renovated. Mbrm w/ ensuite & walk-in closet, red oak hdwd, granite countertops, 3 new full baths. Just amazing interior. Pride of craftsmanship. \$474,500 STEPHEN KELLY 497-6593 #00305672



Beautiful newer 4 bdrm home in south end Halifax. Huge kitchen with island open to family rm. Lower level could make a great in-law suite. \$959,900 RICK FOSTER 476-8191 #40380198

A must see! Luxury home with spectacular Basin views in a tranquil park-like setting in the heart of Rockingham. Includes 19 Carroll Lane PID #40647893. \$1,250,000 DENISE BRENTON 222-9881 #40647885

### Dartmouth

Fine living in this Crichton Park beauty. All updates you need...kitchen, bath flooring, trims. 4 Bdrms, 2 baths, large rec rm & attached garage. Call today & move in soon. \$359,900 DENNIS DOYLE 476-2890 #40173973

Fantastic features! Superb layout! 3 Bdrm bungalow overlooking Russell Lake. Double garage, 9 & 10 ft ceilings, covered deck, ensuite. A real gem! \$449,900 RUTH HARDING BOHAN, FRI #40675142



Cozy 3 bdrm bungalow w/dbl grg in Portland Hills. You'll love the large kitchen leading to the terrific sunroom overlooking the landscaped yard. \$429,800 THE CYNTHIA LAWLOR GROUP 483-0213 #41058694

### Bedford

Invest in your future! Large 40,866 sq ft lot with potential to subdivide plus a spacious character home, carriage house and out buildings. Lots of hdwd, butlers pantry, window seats, 4 bdrms up, upper level laundry. \$749,000 DICK PRAT 221-3444 #40112161

### Sackville



Are you looking for a gem? This is it! It literally sparkles! Nothing to do but move in. 2 Bdrms, propane stove, 2 newer decks, backs on green belt. \$59,900 PHILIPPA LAUZON 209-1915 #2011222023

### Sackville

Sackville starter - Be impressed with this 3 bdrm, 2 bath 2 sty semi in the heart of Sackville. Upgrades incl most windows, roof shingles, HW heater, flooring and more. \$174,900 RUTH HARDING BOHAN, FRI 499-0940 #40454290

Excellent location in sought after Caudle Park. 3 Bdrms, 1.5 bath bungalow. Garage, 10,000 sq ft lot. Come see! \$214,900 HELEN ANSTEY 456-3801 #00353532

### Suburban

Unique 3 bdrm, 2 full bath. Full bsmt, lovely maple kitchen + bay eating area. Lge LR & DR, huge bdrms. Garage, waterfront & covered deck. \$249,900 PHYLLIS JOHNSON 471-4987 #00492637

Upper Sackville - 4 Bdrm, 2 bath + in-law + great garage + workshop! All on lovely country lot. \$264,500 PHYLLIS JOHNSON 471-4987 #40136244

Private setting overlooking the water only 15 mins from the rotary. 4 Bdrms, lge master suite, windows galore! Large private lot. \$279,000 MARCIA BROWN 222-8860 #40815904

460 Ft Oceanfront - less than 1 hr to Metro! One owner home. 3 Bdrms, 3 baths, beautifully landscaped 2 acre lot. Don't miss this opportunity! \$314,500 GERRI BARRINGTON 483-4590 #00549766



Williamswood - 2 Mins from Crystal Crescent. Attention to detail everywhere. All appliances included. Separate out building. \$324,900 GREG COX 999-2585 #41056235

### Suburban

Executive 3 bdrm 2 sty. Hdwd flrs, huge kitchen, master w/ ensuite. Over an acre lot w/ swimming pool, garage & shed. Paved driveway. There's room for all your toys! \$319,900 KAREN ROSS 497-2360 #40742660

Capilano Country Estates - 4 bdrm, 3.5 bath 2 sty. Municipal water, double garage. Over 2700 sq ft just 6 yrs old & located on a quiet street with nearly 3 acres. \$439,900 GERRI BARRINGTON 483-4590 #41151044



Stunning custom built brick 2 sty in Kearney Lake Estates. Open kitchen/family rm. Flplc, lge windows, beautiful moldings, pillars, trayed ceilings, main flr master suite. Quality craftsmanship throughout. \$649,900 DARLENE FLECKNEY 483-3558 #41065723

Incredible oceanfront home on over 3 acres with 240 ft of protected frontage with wharf. 20 Mins to Halifax. \$1,900,000 RICK FOSTER 476-8191 #40622219

### Condo

Luxury condo living at its best! Top flr, corner 2 bdrm + den suite. Incredible finishes. Custom kitchen, den w/built-ins, 2 porcelain balconies. Must be seen! \$424,900 DICK PRAT 221-3444 #41144916

### Commercial



Residence, income & development potential all in one. Solid, sensible Georgian townhouse in perfect location on currently landscaped enormous lot in the business heart of Halifax. \$1,510,000 ANDREW MURRAY 499-3610 #00003889

### Land

Build your dream home on this almost 2.5 acre lot with deeded access to Lewis Lake. 2 Adjacent lots also available. \$39,900 each DICK PRAT 221-3444 #45367174

Large approved building lots on Portovista Dr & Ketch Harbour Rd. Prices range from \$74,900 - \$89,900 KATHRYN CRAIG 830-0935 #41054750

Basin views! Tremont Dr opportunity! Property abuts larger parcel also currently for sale. Call for details. \$169,900 ERIKA PROCTOR 880-1984 #40884827

Timberlea - Land with development potential on Governors Lake & riverfront. 2 Additional parcels also available. Call for details. \$374,900 DENISE BRENTON 222-9881 / DENNIS DOYLE 476-2890 #40027120

### South Shore

Over looking the waters of Mahone Bay to Big Tancook Island. Wonderful Cape Cod w/main floor addition. Energy efficient w/Geo thermal heating/air conditioning! Topped off with beautiful gardens, inground pool, barn & 8 acres. \$549,000 ANN SMITH BOSWICK 830-4880 #60155181

### Reasons To List During The Holidays

1. There is less competition for buyers.
2. Winter prospects are more serious buyers.
3. Your home looks better during the holidays.
4. One of the highest percentages of "listings sold" to "listings taken" occur during this time of year.
5. You may receive more money for your home now—because you have less competition.
6. Throughout the holiday season, you may restrict showings during your personal family events.
7. Buyers have more time to look at homes during holidays, especially during vacations.
8. January is traditionally the biggest transfer month—and you must be on the market to capture that market.
9. By selling now you can have a delayed closing or extended occupancy until the beginning of the following year if you want it.
9. When you sell during the winter you have an opportunity to buy during the spring, when homes are on the market.



**Cynthia Lawlor 483-0213**

**98 Portland St \$919,000**  
Outstanding investment opportunity in the heart of Dartmouth. 4 Year young bldg has 4 large apartment units plus a very stable business on street level.

**574 Tower**  
Great south end Halifax character home. Close to Point Pleasant Park. \$609,000

**5288 South**  
Modern loft living in old south end Halifax. Garage and an urban garden. \$549,900

**Rick Foster 476-8191**  
[www.rickfoster.ca](http://www.rickfoster.ca)

**5 Hillview Dr \$291,500**  
Portland Estates - Beautifully maintained, one owner & many upgrades. 3 Bdrms, 2 baths, garage, oversized rec rm & propane fireplace. Act fast!

**125 Freshwater Trail \$409,900**  
Russell Lake West - 3 yr young exec S/E. Nearly 3,000 sq ft. 4 Bdrms, 3 baths, dbl garage. Natural gas, lake views. A MUST SEE!!

**Geri Barrington 483-4590**  
[www.geribarrington.com](http://www.geribarrington.com)

**OPEN HOUSE SUN 2-4**

**17 Oceanview Dr \$229,900**  
Raised bungalow situated on large treed lot. Family friendly street offering country living in the city. Many larger upgrades completed. Great property for gardeners.

**Bruce MacEachern 880-3951**

**My face won't sell your home; my marketing plan will.**

**Go to gregcox.ca**  
for true real estate value or call 999-2585.

**14 Boutilliers Grove \$644,900**  
Exceptional lifestyle home on large leafy green property. Stunning hdwd, vaulted ceilings, french doors. 4 Bdrms + bonus rm. One level living at its finest!

**Elizabeth Shaw 880-6776**

**NEW PRICE JUST LISTED**

**153 Donaldson Ave \$319,900**  
Wedgewood - Wonderful 3 bdrm 2 sty. Formal LR & DR, lge eat-in kitchen, family rm w/wet bar. Multi level deck, hot tub, rock garden.

**Dick Pratt 221-3444**

**15 Spur St \$99,900**  
Mahone Bay! 1 Bdrm home/cottage tucked away on Spur St. Includes 35X16 workshop + 1 room guest house. Lots of possibilities here.

**"The Little Red School House"**  
On the shores of East Chester. Originally built in the 60's as the ideal school! Spacious 3-4 bdrm yr round pine tongue & groove house/cottage set on over 2 acres with 2 wharfs & charming fish shack/boathouse/windsailing. Beautiful views of the cove of East Chester. 5 Mins to golf course & yacht club. Interesting property - lots of options. 28 Scotch Cove Rd.

**Aspotagon Peninsula - East River Point Rd**  
The best of both worlds. 130 yr old Cape Cod + wonderful great rm/kitchen. Main flr master w/ensuite! Original pine flrs, trim & built in cupboards. Totally redone. New windows, geothermal heating & AC. Wonderful sunroom overlooking waters of Mahone Bay & Tancook Island. Original charm & character remains. Barn, inground pool, mature landscaping. 8 Acres of land. A great place to enjoy retirement year round. 7566 Hwy 329

**Ann Smith Boswick 830-4880**

**Kathy Wambolt 497-7237**  
[kwambolt@prudential.ns.ca](mailto:kwambolt@prudential.ns.ca)

**Presenting Sunset Ridge Model Home Open Sun 2-4**  
Located on Awebury Court in Sackville's newest neighbourhood, these quality built 2 storey semi's are finished on all 3 levels and designed with the family in mind.

**Lot LMS Rosalie Ave \$37,000**  
Gorgeous building lot with stunning views of Prospect Bay. Minutes from Metro. Ideal location for your dream home.

**Scott Owens 403-0103**

## OPEN HOUSES FOR DEC. 3 & 4, 2011

**Halifax** **Halifax** **Dartmouth** **Dartmouth** **Sackville**

**14 Beechwood Terrace.** Wedgewood \$474,500 Sun 2-4 Michelle Boudreau 478-7625

**11 Springvale Ave #312,** Fairmount \$519,900 SAT 2-4 Doris Schoen 456-5852

**65 Kingston Cres.** Crichton Park \$359,900 Sun 2-4 Anna-Lisa Jones 452-8044

**31 Wamphray Cres** \$199,000 Sun 2-4 Christa Fredette 488-0240

**21 Nordic Cres** \$169,900 Sun 2-4 Scott Owens 403-0103

**Halifax** **Dartmouth** **Dartmouth** **Sackville** **Halifax**

**1479 Lower Water St #211,** Bishops Landing \$549,900 Sat & Sun 2-4 Elizabeth Shaw 880-6776

**36 Thorncrest Cr.** Eastern Passage \$164,900 Sun 2-4 Phyllis Johnson 471-4987

**8 Sprucewood Cr.** Portland Estates \$449,900 Sun 2-4 Greg Cox 999-2585

**12 Avebury Cr.** Sunset Ridge \$279,900 Sun 2-4 Kathy Wambolt 497-7237

**11 Turnmill Dr,** Clayton Park West \$449,900 Sun 2-4 Stefan Sieber 233-4590

**Halifax** **Halifax** **Halifax** **Halifax** **Halifax**

**17 Oceanview Dr.** Purcell's Cove \$229,900 Sun 2-4 Bruce MacEachern 880-3951

**574 Tower Rd** \$609,000 Sun 2-4 Cynthia Synishin 483-5119

**769 Bower Rd.** South End \$959,900 Sun 2-4 Rick Foster 476-8191

**15 Parmbelle Lane** \$294,900 Sun 2-4 Michael Ritchie 449-8171

**103 Red Fern Terrace,** Clayton Park \$309,900 Sun 2-4 Debra Mitchell 471-7602

**Dartmouth** **Dartmouth** **Suburban** **Dartmouth**

**1 Prince St #507,** Admiralty Place \$329,900 Sun 2-4 Kathryn Craig 830-0935

**1 Prince St #512,** Admiralty Place \$299,999 Sun 2-4 Kathryn Craig 830-0935

**28 Sunset Path,** Waverley \$329,900 Sun 2-4 David Morton 877-1117

**125 Freshwater Trail,** Russell Lake West \$409,900 Sun 2-4 Kellyn Butt 478-7760

**Please tune into these radio stations on Sunday for our featured "Open Houses of the Week"**

**C100** Today's Best Music

**Q104** 104.1 FM

**KOOL** 95.5 FM

**Due to advance publication dates, open house times and prices should be confirmed with your Prudential Agent.**

**Enter our Draw for a \$25 Gift Certificate**  
Complete an Entry Form and leave it with the agent on duty at any of our Prudential Open Houses!  
Your Gift Certificate compliments of Stayner's Wharf Pub & Grill.  
Recent Stayner's winner: Penny Acker