



12 Shamrock Court

Eastern Passage NS B3G 1N4

MLS # 202625648

Charming 3 bedroom, 2 bath semi-detached home on a quiet, family-friendly cul-de-sac in Eastern Passage. The extra-long paved driveway offers parking for multiple vehicles, and the fully fenced, level backyard is ideal for kids and pets, complete with a storage shed. Built in 1994, the home offers 1,408 sq ft of living space on a 4,626 sq ft lot. The upper level features a large kitchen and dining area open to a bright, spacious living room with a bay window, plus a 2 pc bath. Garden doors off the dining area lead to a deck overlooking the backyard. A 6-year-old ductless heat pump provides efficient heating and cooling, and the hot water tank is 2 years old. The lower level offers three bedrooms, a full shared bathroom, and a laundry/storage room. Walking distance to all levels of schools, playgrounds and parks. Minutes to Fisherman's Cove & Boardwalk, Shearwater Flyer and Salt Marsh Trails, Hartlen Point Forces Golf Club, and 12 Wing Shearwater.

Presented by Assist 2 Sell, HomeWorks Realty



12 Shamrock Court

Eastern Passage NS B3G 1N4

MLS # 202625648

PID # 40678880

Type SFAM

Square Footage (MLA) 704

Total Fin SqFt (TLA) 1,408

Building Dimensions 22 x 32

Style SDTCH

Lot Size

Garage N

Number of Bedrooms 3

Full Baths 1

Half Baths 1

Building Age 38

Additional Photos



General Property Information and Property Features

Zoning

Monthly Condo Fee

Condo Corp #

Mobile/Leased Land Fees

Mini/Mobile CSA/ABS#

Mini/Mobile Serial #

Water Type

Water Frontage Meas

Inclusions Fridge, Stove, Dishwasher, Washer, Dryer, Clothesline, Shed

Exclusions

Elementary School Eastern Pa

Middle/Jr School EASTERNPAS

High School ISLANDVIEW

Fr Imm Elementary School HORIZON

Fr Imm Middle/Jr SchoolEASTERNPAS

Fr Imm High Sch ISLANDVIEW

Garage Details

Rental Income

BUILDING STYLE Split Entry

PROPERTY SIZE Under 0.5 Acres

BASEMENT Fully Developed

FOUNDATION Poured Concrete

EXTERIOR FINISH Brick, Vinyl

FLOORING Ceramic, Laminate, Vinyl Plank

HEATING/COOLING TYPEBaseboard, Heat Pump -Ductless

FUEL TYPE Electric

WATER SOURCE Municipal

SEWAGE DISPOSAL Municipal

Directions to Property

Caldwell Road to Thorncrest Crt to Shamrock Crt

Room Type	Level	Dimensions	Room Type	Level	Dimensions
LIVIN	M	12 x 9.5			
DINRM	M	10 x 11			
KITCH	M	10 x 11			
MBED	L	11.8 x 10.8			
BEDRM	BEDRM	10 x 10			
BEDRM	BEDRM	10.6 x 10			

Property Overview

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Offered for sale by Assist 2 Sell, HomeWorks Realty

Agents Available 7 days per week to show this home. Learn about how our Flat Fee Program can save you money!

MLS # 202625648

Status: ACT

Class: RE

Address 12 Shamrock Court

Community EASTERNPA

Province NS

Postal Code B3G 1N4

Listing Office:
Assist-2-Sell HomeworksRealty



Data provided by the Nova Scotia Association of REALTORS®.

MLS # 202625648

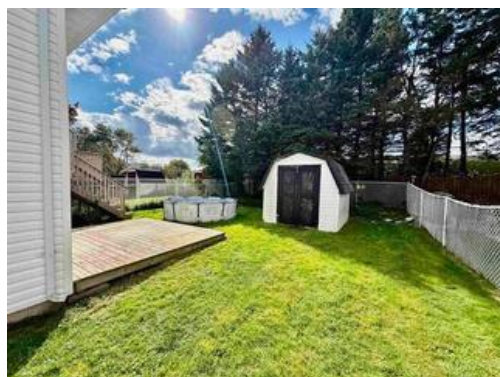
Address 12 Shamrock Court



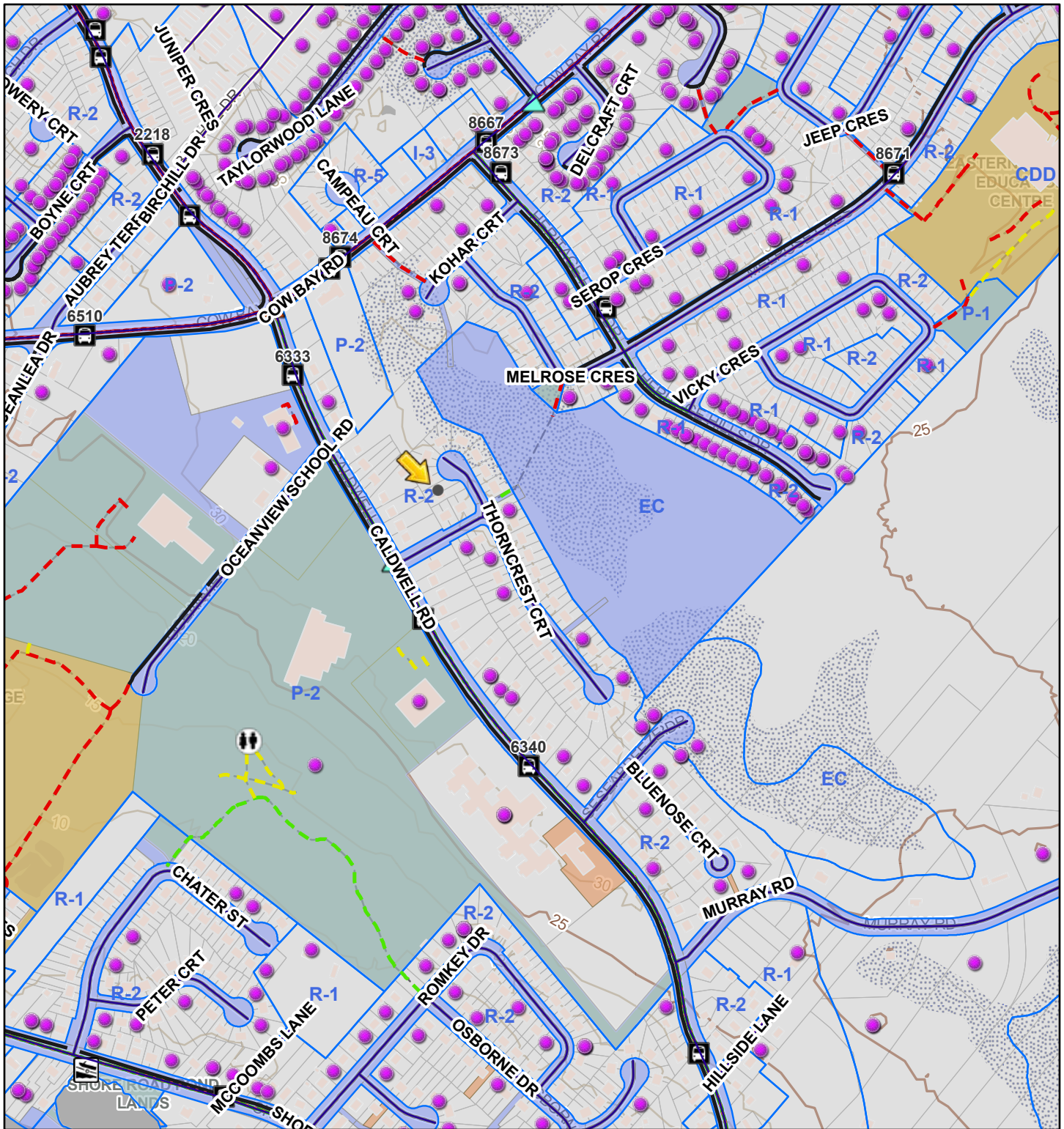
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MLS # 202625648

Address 12 Shamrock Court

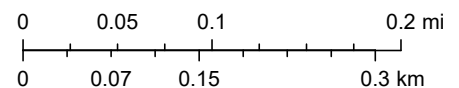


12 Shamrock Crt Eastern Passage NS B3G 1N4



10/9/2026, 12:01:19 PM

1:9,028



Halifax Regional Municipality



Property Online Map

Date: October 9, 2026 12:07:08



PID: 40678880
County: HALIFAX COUNTY
LR: LAND REGISTRATION

Address: 12 SHAMROCK COURT
 EASTERN PASSAGE
 LOT 27B
Owner: ROBERT JOHN KEATING
 DENA ASHLEE MARIE
 KEATING

AAN: 08857970
Value: \$394,400.00 (2026
 RESIDENTIAL TAXABLE)

The Provincial mapping is a graphical representation of property boundaries which approximate the size, configuration and location of parcels. Care has been taken to ensure the best possible quality, however, this map is not a land survey and is not intended to be used for legal descriptions or to calculate exact dimensions or area. The Provincial mapping is not conclusive as to the location, boundaries or extent of a parcel [Land Registration Act subsection 21(2)]. THIS IS NOT AN OFFICIAL RECORD.

Property Online Version 1.0

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Please feel free to [Submit Problems](#) you find with the Property Online web site.



12 Shamrock Court

Eastern Passage, Nova Scotia

HOODQ ADDRESS REPORT™

Visit the Homebuyer Hub

<https://hoodq.com>

SCHOOLS

With so many assigned public schools very close to this home, your kids can thrive in the neighbourhood.



Nearby Schools

Island View High School

Designated Catchment School
Grades 9 to 12
1853 Caldwell Rd

Seaside Elementary School

Designated Catchment School
Grades 4 to 5
1881 Caldwell Rd

Ocean View Elementary School

Designated Catchment School
Grades PK to 3
51 Oceanview School Rd

LookDeeper

Eastern Passage Education Centre

Designated Catchment School
Grades 6 to 8
93 Samuel Danial Dr

École Du Carrefour

Designated Catchment School
Grades 5 to 8
201 Portage Ave

École Bois-Joli

Designated Catchment School
Grades PK to 4
211 Portage Ave

École secondaire Mosaïque

Designated Catchment School
Grades 9 to 12
361 John Savage Ave

PARKS & REC

This home is located in park heaven, with 3 parks and 23 recreation facilities within a 20 minute walk from this address.



Eastern Passage Commons / Tallahassee Centre

Oceanview School Rd




1 min

Serop Crescent Park

Serop Crescent




7 mins

FACILITIES WITHIN A 20 MINUTE WALK

5 Playgrounds
2 Tennis Courts
4 Basketball Courts
5 Ball Diamonds

6 Sports Fields
1 Community Centre
4 Sports Courts
1 Trail

Melrose Crescent Park

Melrose Cres




2 mins

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only 8.1 km away, and the nearest street transit stop is a 2 minute walk away.



Nearest Rail Transit Stop

Halifax



Nearest Street Level Transit Stop

Caldwell Rd After Thorncrest Ct (6337)


2 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 8km.



Dartmouth General Hospital

325 Pleasant St



Fire Station

1807 Caldwell Rd



Police Station

1171 Cole Harbour Rd

HoodQ

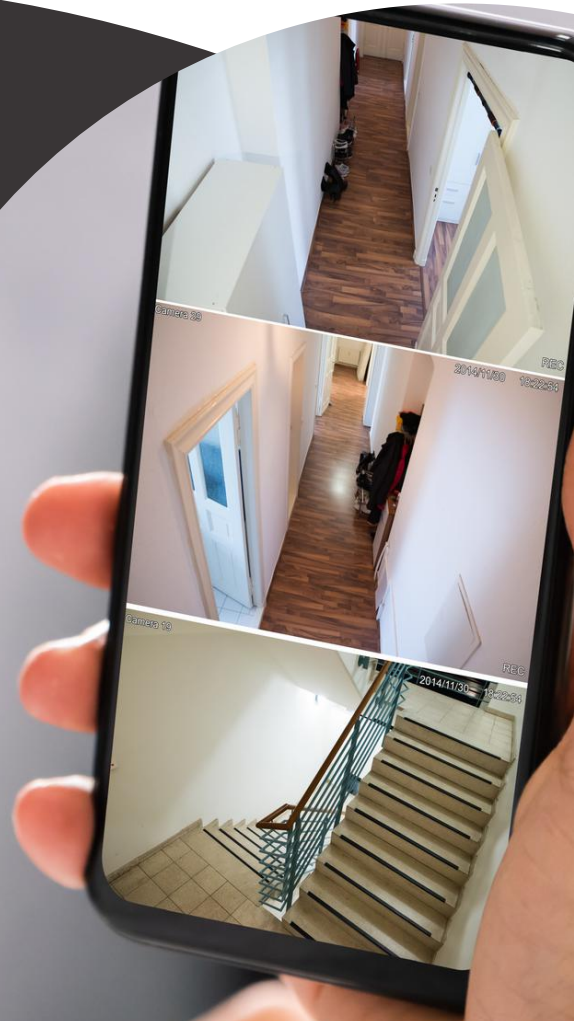
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Rented or Leased Equipment

Here is a list of financed/leased or rented equipment located on the property. Copies of the financed/leased or rented equipment contracts will be provided.

PROPERTY ADDRESS:

12 Shamrock Crt
Eastern Passage NS B3G 1N4



Equipment	Financing/Leasing/Rental Company	Term	Expiry Date	Amount (inc. HST) / Payment
Furnace/Boiler				
Heat Pump				
Hot Water Tank				
Propane Tank				
Security System				
Area/Yard Light				

NO LEASED EQUIPMENT

Schools

PROPERTY ADDRESS:
12 Shamrock Crt
Eastern Passage NS
B3G 1N4

Elementary

- PP - 3 Ocean View Elementary School
- 4 - 5 Seaside Elementary School

Junior

- 6 - 8 Eastern Passage Education Centre

Senior

- 9 - 12 Island View High School

Elementary - Early Immersion

- PR - 3 Horizon Elementary School
- 4 - 5 Seaside Elementary School

Junior - Early Immersion

- 6 - 8 Eastern Passage Education Centre

Senior - Early Immersion

- 9 - 12 Island View High School

Junior - Late Immersion

- 6 - 8 Eastern Passage Education Centre

Senior - Late Immersion

- 9 - 12 Island View High School

For detailed information regarding each school, as well as walking and driving routes to each visit:
<https://mybaragar.com/index.cfm?event=page.SchoolLocatorPublic&DistrictCode=NS54>



Average Utility Costs

The size of your utility bill depends on various factors, including location of the home, how many occupants live there, energy rates, the weather, and much more. Although it's difficult to define an average utility bill, the summary amounts based on the current usage are a good guideline to assist in planning your monthly budget



NS Power

\$2,828.20



Natural Gas

\$ N/A



Propane

\$ N/A



Oil

\$ N/A

ADDRESS:

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Property Tax

Property tax is a tax based on the assessed value of a property. If you own a property or parcel of land, you will have to pay property tax. It is used to pay for city services such as police, the fire department, and public transit as well as elementary and secondary education.



PROPERTY ADDRESS:

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DUE DATE

2026/2027



ASSESSMENT #

#8857970



TOTAL
2026/2027

\$2,308.56

Thinking of Selling?

FULL-Service FLAT Fee Program that guarantees you will sell your home for top dollar for a low, flat fee

Commissions are negotiable and always have been. However, consider this: a 5% commission could potentially eat up 50%, 75%, or even 100% of your home's equity. Don't let commissions erode your hard-earned equity. Choose a smarter way to sell your home.

Buyers and Sellers want the full service of a real estate brokerage for a reasonable fee.

Assist 2 Sell, HomeWorks Realty is a Full-Service Real Estate Brokerage. We offer a Low Flat Fee, a cost-effective solution that you pay only at closing. With our proven track record of selling thousands of homes, we've saved metro home sellers over 22 million dollars in commissions since 2001!

We discount our fees NOT our Service!

Frequently Asked Questions

Are There Any Up-Front Fees or Hidden Charges?

NO! You pay only the FLAT FEE paid at closing if we sell your home. If we don't sell your home, you owe NOTHING!

How Can You Charge So Much Less?

We discovered that by charging less, more sellers choose our company. This gives us the opportunity to offer more homes for sale, which of course helps to attract more buyers. We can afford to make less per sale since we sell so many more homes. In other words - VOLUME! Everyone benefits.

Does Assist-2-Sell Show My Home To Buyers?

YES! We have licensed agents available every day ready to show your home to interested buyers

Do Other Agents Show My Home?

YES! We cooperate with all real estate professionals. Agents from other offices frequently show and sell Assist-2-Sell listings.

Do You Work With Buyers?

YES! Our agents provide full service for buyers as well as sellers. In fact we have a team of FULL TIME BUYER AGENTS ready 7 days a week to show you any property. Call one of our buyer agents to learn how the Assist 2 Sell program can save you money.

How Do I Know What My Home Is Worth?

We help you! We prepare a free comprehensive Comparative Market Analysis (CMA) using the same technique as appraisers. This will assist YOU in determining the correct price for your home. This approach takes into consideration the current competition of similar homes. We also review sales for the past year or so to compare market times and selling prices. If you would like a free CMA, please call or email us today.

We call this: "FULL Service with Savings!"

Not intended to solicit properties currently listed for sale

Sold Seller Saved amounts are based on comparing what the seller paid including HST to 6% plus HST. Any comparisons to a % commission, such as 6% are for illustration and comparison purposes only. Commissions may be negotiable and not set by law

Experience

...doesn't matter until it matters!

Since 1985 Michael Doyle has been selling homes in HRM. With over 4000 transactions under his belt you can bet he knows a thing or two about marketing and selling homes!

Since opening in 2001 the Assist 2 Sell full service award-winning FLAT FEE Program has helped metro home sellers SAVE over 22 Million in commissions!

When it's time to sell your home, call on Assist 2 sell – the team of hard working EXPERIENCED agents who love to save your money.



Michael C. Doyle
Owner/REALTOR®

Our FULL Service Marketing Program Includes the following and more:

- We will sell your home on the MLS for as low as \$2995!
 - We will advertise your home on Realtor.ca and all relevant real estate sites.
 - No Upfront fees or hidden admin fees- we only get paid on closing.
 - This low flat fee stays the same regardless of the selling price.
 - We aggressively advertise your home on numerous Social Media sites.
 - We produce a Single Property Website , YouTube Video and Virtual Tour, Property Brochures
 - We produce On Line Interactive e Flyers, and ads for your property
- We pre qualify buyers, show your home, arrange for other agents to show your home, we arrange all inspections, and paperwork.
- We handle the closing. We do absolutely everything!

Assist2Sell
HomeWorks Realty
www.AsLowAs2995.com

Assist-2-Sell Saves Halifax Home-Sellers More Than \$19 Million

Heather Laura Clarke (heatherlauraclarke@gmail.com) Sponsored content

Published: May 06 at 10 a.m.

Updated: May 07 at 9:27 a.m.



Michael Doyle of Assist 2 Sell in Halifax sells homes for a flat fee paid at closing. PHOTO CREDIT: Darrell Oake

When Dartmouth couple Diane and Joseph were ready to sell their home, they turned to Assist-2-Sell after seeing their signage all over the neighbourhood. They were intrigued about Assist-2-Sell's low flat-fee option. Could they really receive the full services of a professional real estate brokerage for one low flat fee, paid at closing?

Dianne says it "almost sounded too good to be true," but they were amazed the experience "far exceeded" their expectations.

"This was by far the best service we've ever received from a Realtor," says Joseph. "Our house sold within weeks, and we saved thousands of dollars. We highly recommend Assist-2-Sell and cannot say enough about their flat-fee program."

Real estate agents Michael and Lisa Doyle are the co-owners of the local Assist-2-Sell franchise located in Dartmouth. Their team at Assist-2-Sell, HomeWorks Realty Ltd. has sold more than 4,000 homes in HRM and saved home-sellers more than \$19M in commissions since opening in 2001. The \$19M savings is calculated based on a comparison of the total commission paid by Assist-2-Sell sellers with what the amount would be if they paid six per cent. Most people realize that by law, commissions are negotiable and each brokerage sets their commission rates.

Historically, people selling their home on the Multiple Listing Service (MLS) might expect to pay as much as 5 – 6 per cent in commission. Assist-2-Sell's unique program offers both the listing and selling services for their low flat fee — just \$2,995 for a house priced under \$200,000. (The flat fee goes up just \$1,000 for every \$100,000.)

"Most people are surprised to learn about all the services we provide for our low flat fee. They hear 'assist' and think we'll be helping them do the work themselves, but we still do all the same work you expect from your real estate professional," explains Michael. "Our agents show your home to prospective buyers, negotiate the purchase agreement, help buyers arrange financing, handle scheduling inspections and the appraisal, oversee the closing process — everything you need and expect from a real estate professional."

"The home selling process seems intimidating and confusing — and the industry likes to keep it that way — but in reality, it is very simple," says Michael. "It comes down to finding the buyer, negotiating the purchase agreement, and closing the transaction. Once we find the buyer, the rest falls into place. These days, buyers are able to easily search to find available homes. They no longer rely on agents exclusively to learn about the inventory. Since Assist-2-Sell doesn't get paid unless the home sells, Michael says they've invested substantially in putting together a very comprehensive and powerful marketing program for every home listed with them. "We don't just put the home in the MLS and hope some other agent sells it."

Assist-2-Sell's full-service concept includes using home photography, virtual tours, YouTube videos, single-property websites, beautiful brochures and feature sheets for every property. They use Search Engine Optimization (SEO) so buyers can easily find their listings, and QR codes on all marketing materials that direct people instantly to the single-property website. In addition to the home being placed on the MLS and REALTOR.CA, they use all the same popular HRM real estate websites that other brokerages use. Also, as an IDX broker, their listings show up on all the other IDX REALTOR websites, including VIEWPOINT.CA, a very popular search site buyers use. Michael says "No other real estate company offers this amount of marketing along with real savings."

"While our fee is much less than our competitors, in addition to the savings we offer, we pride ourselves on providing a level of service and results that exceeds industry standards," says Michael. "We call it *Full Service with \$avings!*®"

That's what James Lander discovered when he and his sister went through the emotional process of selling their parents' former home in Dartmouth.

"We experienced courteous and professional service throughout, and in a short period of time Assist-2-Sell sold our home," says James. "An added bonus, of course, is the fact that the real estate commission was their low flat rate. It was much less than would have been the case had we gone the traditional real estate route. We saved over \$17,000."

Michael says sellers often tell him they felt the amount they're paying in commissions was too high, but they didn't feel they had any choice — it was just what they were expected to do. He's often asked how Assist-2-Sell can afford to charge such a low commission, but he believes a better question is how can other brokerages get away with charging such high commissions?

He says there is no cost or obligation for them to come out to your home and prepare a market evaluation, show you where your home fits in price-wise in the current market and answer any questions.

"That way, when you are ready to choose a real estate professional, you will understand how Assist-2-Sell works and if we are the best choice for you," says Michael. "We've been doing this since 2001 in every type of market. We've sold thousands of homes on a simple program of providing quality, professional real estate brokerage services and saving people money."

[Please visit www.AsLowAs2995.com](http://www.AsLowAs2995.com) or call (902) 446-3113.

Sell your home for a Low FLAT Fee and Save Thousands in commissions!

“Full Service  Savings!”[®]

We have saved metro home sellers over **23.5 Million Dollars** in commission fees since 2001!


View More



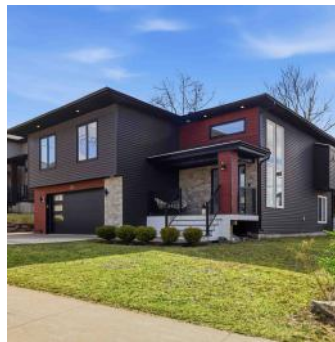
Highlights of recent SOLD Properties

View More Sold Properties: https://www.homeworksrealty.ca/our_seller_savings



Halifax
SOLD 2025
Seller Saved

\$44,465.00
in Commission Fees



Timberlea
SOLD 2026
Seller Saved

\$23,945.70
in Commission Fees



Bedford
SOLD 2026
Seller Saved

\$20,069.70
in Commission Fees



St. Margarets Village
SOLD 2026
Seller Saved

\$30,438.00
in Commission Fees



Dartmouth
SOLD 2026
Seller Saved

\$20,233.46
in Commission Fees



Dartmouth
SOLD 2026
Seller Saved

\$21,431.70
in Commission Fees



Dartmouth
SOLD 2026
Seller Saved

\$29,645.70
in Commission Fees



Halifax
SOLD 2025
Seller Saved

\$33,082.80
in Commission Fees

902 446-3113

Assist  Sell.

www.AsLowAs2995.com

Sold seller saved amounts are based on comparing what the seller paid including HST to 6% plus HST. Any comparisons to a % commission, such as 6%, are for illustration and comparison purposes only. Commissions may be negotiable and are not set by law. Our fee varies for homes over \$200,000.00

Not intended to solicit properties currently listed for sale



How much can you save with Assist 2 Sell?

Sale Price	Savings
\$200,000	\$ 9005.00
\$250,000	\$11,005.00
\$300,000	\$14,005.00
\$350,000	\$16,005.00
\$400,000	\$19,005.00
\$450,000	\$21,005.00
\$500,000	\$24,005.00
\$550,000	\$26,005.00
\$600,000	\$29,005.00
\$650,000	\$31,005.00
\$700,000	\$34,005.00
\$750,000	\$36,005.00
\$800,000	\$39,005.00
\$850,000	\$41,005.00
\$900,000	\$44,005.00
\$950,000	\$46,005.00
\$1,000,000	\$49,005.00

www.AsLowAs2995.com

Savings amounts are based on comparing the total commission the seller would pay using Assist 2 Sell, compared to paying a 6% commission. Taxes are not included in these calculations.

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MLS# 202625648

To view the detailed listing information or download our Feature Sheets and Brochure Package – Scan the QR code below with your phone.

(get the QR Reader in the App Store/Google Play Store)

Or visit:

<https://12ShamrockCourt.TheBestListing.com>



www.AsLowAs2995.com