

5230

TOBIN ST. UNIT 103

HALIFAX NS



PRESENTED BY ASSIST 2 SELL, HOMEWORKS REALTY

5230

T O B I N S T . U N I T 1 0 3

H A L I F A X N S

Welcome to Unit 103 at Tobin Terrace — a bright, well-kept 1-bedroom condo tucked into one of Halifax's most walkable and sought-after neighbourhoods, the south end.

This 597 sq. ft. unit is thoughtfully laid out for easy, low-maintenance living. Step inside to a functional kitchen with plenty of cabinet and counter space, flowing into a dining area with room for a full table setting — perfect for entertaining or a quiet night in. The living room is bright and comfortable, with a sliding glass door that leads out to your own private patio space overlooking mature trees and green space, a rare bonus for a condo at this price point. The bedroom is generously sized with great natural light, and the full bathroom rounds out a layout that makes smart use of every square foot. Storage is abundant throughout — a detail buyers of smaller units always appreciate.

What really sets this condo apart, though, is the location and the value packed into the condo fees. Tobin Terrace sits right in the heart of downtown Halifax's south end, putting you within walking distance of the downtown core, the Halifax waterfront, both major universities, the hospital district, and an endless selection of cafés, shops, parks, and transit routes. Whether you're heading to class, to work, or just out for a coffee, you're steps away.

And the condo fees do a lot of heavy lifting: water, hot water, heat, all common area upkeep, a heated garage parking space, and a live-in superintendent are all included. That's a level of predictability and convenience that's hard to find.

This is a versatile home. It suits a student who wants to walk to campus, a young professional who wants a downtown-adjacent lifestyle without the downtown price tag, an investor looking for a low-maintenance rental in a high-demand rental area, or someone looking to downsize into a manageable, well-located space. Whatever brings you here, Unit 103 delivers comfort, convenience, and a location that's tough to beat.

F O R S A L E



103 5230 Tobin Street

Halifax NS B3H 1S2

MLS # 202622805
PID # 41236209
Type COND
Square Footage (MLA) 597
Total Fin SqFt (TLA) 597
Building Dimensions condo

Style CAPRT
Lot Size
Garage Y
Number of Bedrooms 1
Full Baths 1
Half Baths 0
Building Age 33

Additional Photos



General Property Information and Property Features

Zoning	Elementary School STMARYSEDU	BUILDING STYLE 4 Level
Monthly Condo Fee	Middle/Jr School GORSEBROOK	PROPERTY SIZE 0.5 to 0.99 Acres
Condo Corp # 302	High School CITADELHIG	BASEMENT Fully Developed
Mobile/Leased Land Fees	Fr Imm Elementary School LEMARCHST	FOUNDATION Block Concrete
Mini/Mobile CSA/ABS#	Fr Imm Middle/Jr School GORSEBROOK	EXTERIOR FINISH Brick, Wood Siding
Mini/Mobile Serial #	Fr Imm High Sch CITADELHIG	FLOORING Ceramic, Laminate
Water Type	Garage Details indoor 1 parking space	HEATING/COOLING TYPE Baseboard, Hot Water
Water Frontage Meas	Rental Income	FUEL TYPE Natural Gas
Inclusions Fridge, Stove, Dishwasher		WATER SOURCE Municipal
Exclusions		SEWAGE DISPOSAL Municipal

Directions to Property Barrington St. to Tobin

Room Type	Level	Dimensions	Room Type	Level	Dimensions
LIVIN	M	9 x 15.4			
KITCH	M	9 x 10			
BEDRM	M	11.4 x 11.6 + 7 x 6			
STORE	M	7 x 3.6			

Property Overview

Welcome to Unit 103 at 5230 Tobin St, a bright and spacious 1-bedroom, 597 sq. ft. condo in the well-maintained Tobin Terrace building, ideally located in the heart of downtown Halifax's south end. This move-in-ready unit offers an open kitchen and dining area, a comfortable living room with patio walkout, a full bathroom, and generous storage throughout. Condo fees include water, hot water, heat, all common area maintenance, a heated underground parking space, and a live-in superintendent. Steps to the downtown core, the Halifax waterfront, universities, hospitals, cafés, shopping, parks, and transit — this location puts everything within easy reach. A fantastic option for students, young professionals, investors, or anyone looking to downsize without giving up convenience.

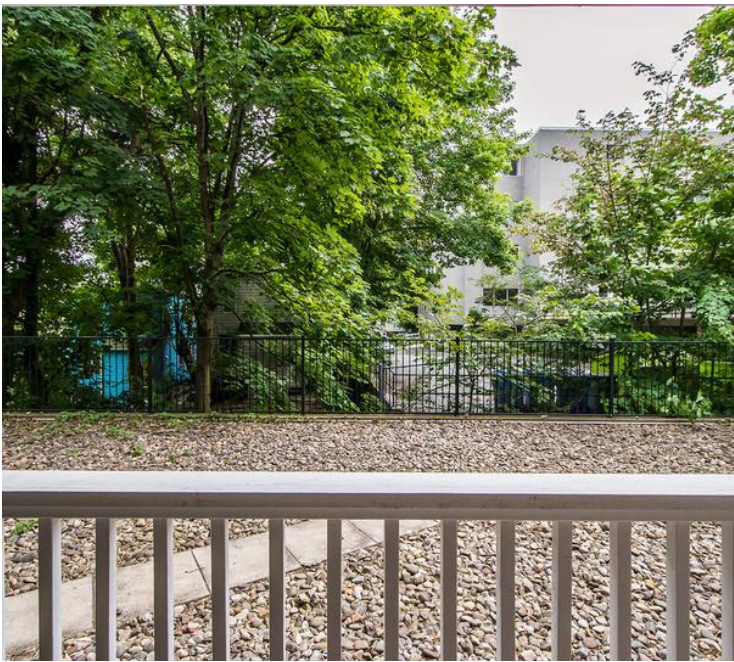
Offered for sale by Assist 2 Sell, HomeWorks Realty

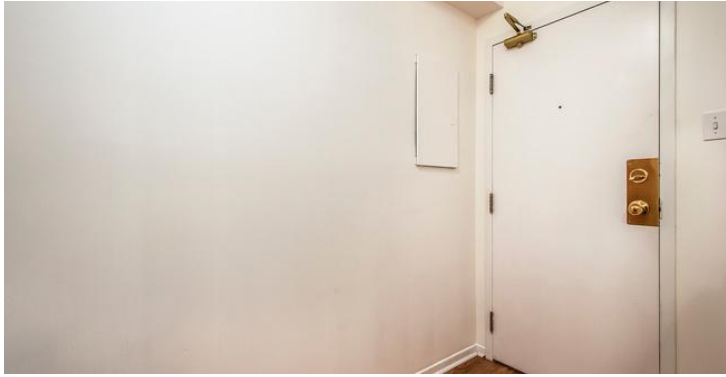
Agents Available 7 days per week to show this home. Learn about how our Flat Fee Program can save you money!

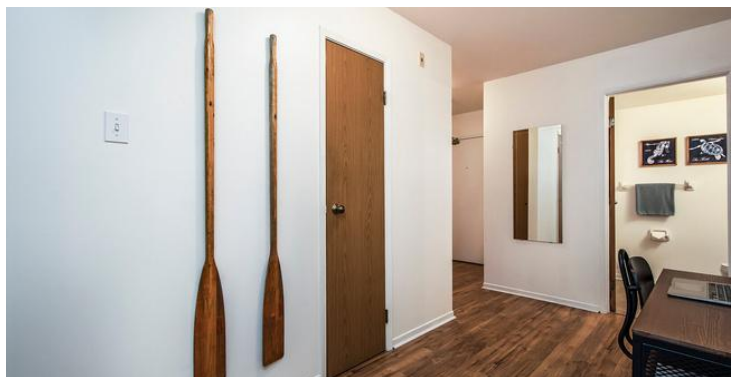
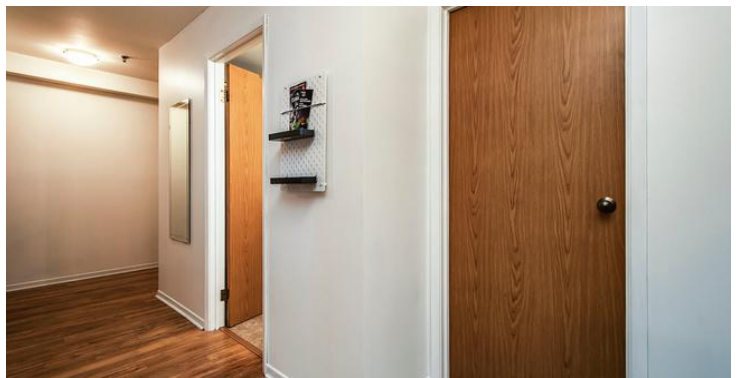
THE PROPERTY

BRIGHT & CENTRAL 1-BEDROOM CONDO IN HALIFAX'S SOUTH END

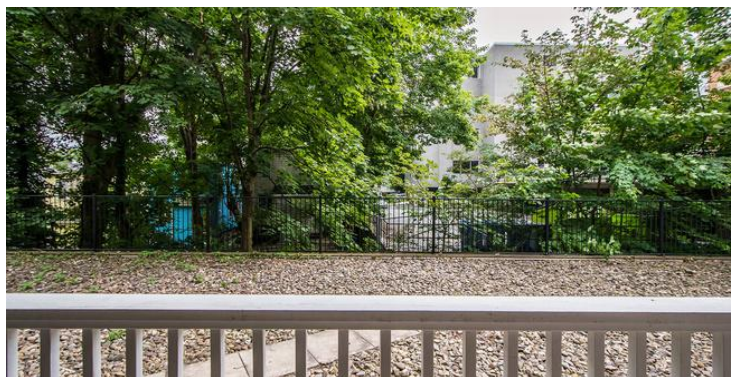








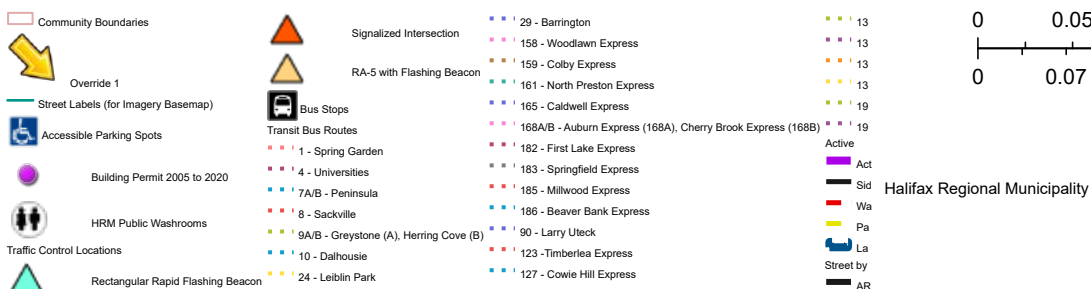






This is a detailed street map of a neighborhood in New York City, likely from a historical or planning document. The map shows a grid of streets with various colored overlays and labels. Key streets include Doyle St, Spring Garden Rd, Cathedral Lane, University Ave, Wright Ave, South St, Tobin St, Kent St, Green St, Smith St, Foundry Lane, Mitchell St, South Bland St, Brüssel St, McLean St, Atlantic St, Young Ave, Rhuland St, Lucknow St, Tower Rd, Wellington St, Lundys Lane, and Bland St. The map also shows building footprints, lot numbers, and various colored areas (blue, pink, green) that likely represent different zoning or ownership types. A yellow arrow points to a specific location on South St.

1:9,028





5230 Tobin St

Halifax, NS

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

Saint Mary's Elementary School

Designated Catchment School
Grades PK to 6
5614 Morris St

École Mer Et Monde

Designated Catchment School
Grades PK to 9
5750 Atlantic St

LookDeeper

Gorsebrook Junior High School

Designated Catchment School
Grades 7 to 9
5966 South St

Citadel High School

Designated Catchment School
Grades 10 to 12
1855 Trollope St

École secondaire Mosaïque

Designated Catchment School
Grades 9 to 12
361 John Savage Ave

École Secondaire Du Sommet

Designated Catchment School
Grades 6 to 12
500 Larry Uteck Blvd

PARKS & REC

This home is located in park heaven, with 3 parks and 6 recreation facilities within a 20 minute walk from this address.



Cornwallis Park Hollis St




1 min

Victoria Park Cathedral Ln


8 mins

Spencer House / St Mary's School Park 5596 Morris Street




4 mins

FACILITIES WITHIN A 20 MINUTE WALK

2 Playgrounds	1 Botanical Garden
1 Basketball Court	1 Trail
1 Community Centre	

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only a 3 minute walk away, and the nearest street transit stop is a 1 minute walk away.

Nearest Rail Transit Stop Halifax


3 mins

Nearest Street Level Transit Stop Barrington St Before Kent St (6112)


1 min

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 1km.

Queen Elizabeth II Health Sciences Centre - Halifax Infirmary Site 1796 Summer St

Fire Station 5988 University Ave

Police Station 1975 Gottingen St

HoodQ

Disclaimer: These materials have been prepared for and are not intended to solicit buyers or sellers currently under contract with a brokerage. By accessing this information you have agreed to our terms of service, which are hereby incorporated by reference. This information may contain errors and omissions. You are not permitted to rely on the contents of this information and must take steps to independently verify its contents with the appropriate authorities (school boards, governments etc.). As a recipient of this information, you agree not to hold us, our licensors or the owners of the information liable for any damages, howsoever caused.

Schools

PROPERTY ADDRESS:

5230 Tobin St. Unit 103
Halifax NS B3H 1S2

Elementary

- PP - 6 St. Mary's Elementary School

Junior

- 7 - 9 Gorsebrook Junior High School

Senior

- 10 - 12 Citadel High School

Elementary - Early Immersion

- PR - 6 LeMarchant-St. Thomas
- Elementary School

Junior - Early Immersion

- 7 - 9 Gorsebrook Junior High School

Senior - Early Immersion

- 10 - 12 Citadel 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>

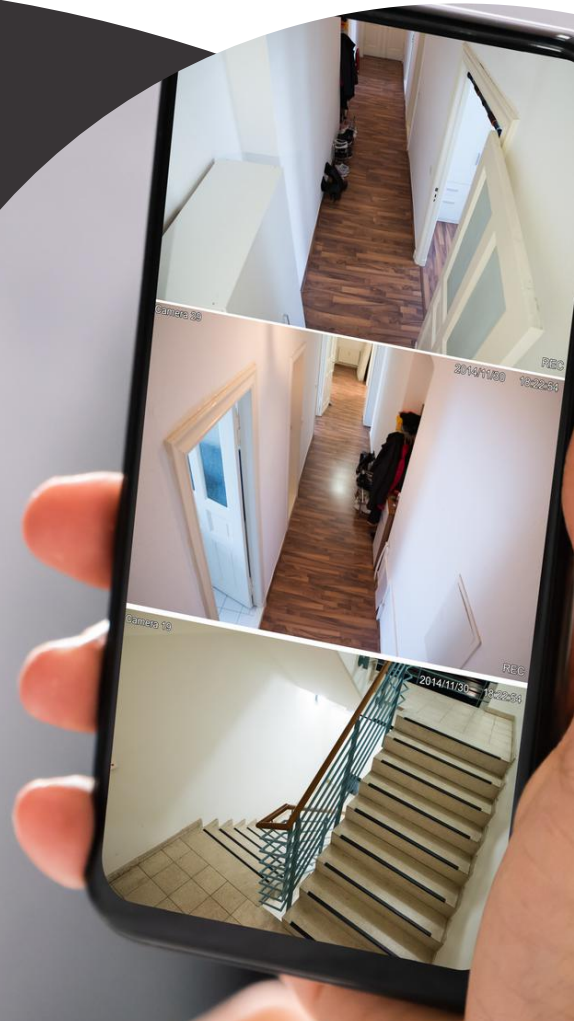


Rented or Leased Equipment

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:

5230 Tobin St. Unit 103
Halifax NS B3H 1S2



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

CURRENT EQUIPMENT SCHEDULE PROVIDED UPON REQUEST

Assist **2** Sell

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:

5230 Tobin St. Unit 103 Halifax NS B3H 1S2



DUE DATE

2026/2027



ASSESSMENT #

#09994963



INTERIM TAXES
2026/2027

\$2,180.95

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!



Highlights of recent SOLD Properties

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



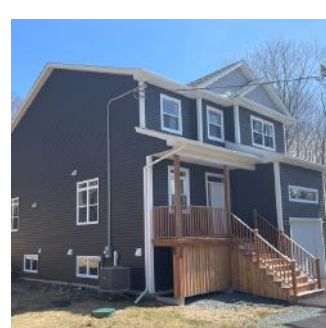
Halifax
SOLD 2025
Seller Saved
\$44,465.00
in Commission Fees



Fletchers Lake
SOLD 2025
Seller Saved
\$19,157.00
in Commission Fees



Dartmouth
SOLD 2025
Seller Saved
\$22,121.70
in Commission Fees



St. Margarets Village
SOLD 2025
Seller Saved
\$23,005.69
in Commission Fees



Halifax
SOLD 2025
Seller Saved
\$21,740.75
in Commission Fees



Dartmouth
SOLD 2025
Seller Saved
\$27,160.50
in Commission Fees



Fergusons Cove
SOLD 2025
Seller Saved
\$22,545.75
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.

5230 Tobin St. Unit 103 Halifax NS B3H 1S2

MLS# 202605886

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://5230tobinstunit103.thebestlisting.com/>



Assist  Sell
HomeWorks Realty

www.AsLowAs2995.com