

233

S T A R B O A R D D R .

HALIFAX NS



PRESENTED BY ASSIST 2 SELL, HOMEWORKS REALTY

233

S T A R B O A R D D R .

H A L I F A X N S

Elegant Family Living in Royal Hemlocks

Welcome to 233 Starboard Drive, where timeless design meets modern living. This exceptionally maintained 4-bedroom, 3.5-bath home has everything today's family desires—from generous living spaces to elegant finishes.

Step inside to a bright, open-concept main floor with soaring 9-foot ceilings and gleaming hardwoods. The formal living and dining rooms are ideal for gatherings, while the large kitchen and dining nook flow seamlessly into the cozy family room with a propane fireplace. The main floor is complete with a spacious foyer, stylish powder room, and practical mudroom connecting to the garage.

Upstairs, retreat to the luxurious primary suite, featuring a spa-inspired 5-piece ensuite and walk-in closets. Three more large bedrooms, laundry and another full bath provide ample space and convenience for everyone.

The lower level expands your lifestyle with a spacious rec room (roughed in for wet bar), full bath, and incredible storage.

Lovely hot water baseboard heat to add warmth and comfort with heat pumps to provide heating and cooling all year round.

Outside, you'll enjoy the vibrant neighbourhood of Royal Hemlocks, minutes to downtown Halifax, top-rated schools, and the Larry Uteck area amenities. This home blends elegance, function, and convenience—perfect for today's busy families.

F O R S A L E



233 Starboard Drive

Halifax NS B3M 4V4

MLS # 202605978
PID # 41015140
Type SFAM
Square Footage (MLA) 2,450
Total Fin SqFt (TLA) 3,250
Building Dimensions 38 x 45

Style DTCHD
Lot Size
Garage Y
Number of Bedrooms 4
Full Baths 3
Half Baths 1
Building Age 19

[Virt Tour URL](#)

Additional Photos



General Property Information and Property Features

Zoning	Elementary School BASINVIEWD	BUILDING STYLE 2 Storey
Monthly Condo Fee	Middle/Jr School ROCKYLAKEJ	PROPERTY SIZE 1 to 2.99 Acres
Condo Corp #	High School HALIFAXWES	BASEMENT Fully Developed
Mobile/Leased Land Fees	Fr Imm Elementary School GROSVENTPK	FOUNDATION Poured Concrete
Mini/Mobile CSA/ABS#	Fr Imm Middle/Jr School FAIRVIEW	EXTERIOR FINISH Brick, Vinyl
Mini/Mobile Serial #	Fr Imm High Sch HALIFAXWES	FLOORING Ceramic, Engineered Hardwood, Hard
Water Type	Garage Details 2 car attached	HEATING/COOLING TYPE Baseboard, Heat Pump -Ductless
Water Frontage Meas	Rental Income	FUEL TYPE Oil
Inclusions Fridge, Stove, Dishwasher, Washer, Dryer, Blinds		WATER SOURCE Municipal
Exclusions		SEWAGE DISPOSAL Municipal

Directions to Property

Bedford Hwy or Hwy 102 to Larry Uteck to Starboard

Room Type	Level	Dimensions	Room Type	Level	Dimensions
LIVIN	M	12 x 11	BEDRM	2	12.8 x 12
DINRM	M	12 x 11	BEDRM	2	10.8 x 13
KITCH	M	12 x 22	RECRM	L	11.9 x 35
FAMRM	M	15 x 13	STORE	L	25 x 11
MBED	MBED	16 x 12	BATH3	L	11.2 x 9.9
BEDRM	BEDRM	11 x 12.5			

Property Overview

Exceptionally well-maintained 4-bedroom, 3.5-bath home with attached garage, located in the highly desirable Larry Uteck community. This spacious home features an open-concept main floor with 9-foot ceilings, hardwood floors, formal living and dining rooms, a bright kitchen, and a dining area that opens to a large family room with a propane fireplace. A two-piece bath, large foyer, and mudroom off the garage complete this level. Upstairs offers four large bedrooms, including a primary suite with spa-like 5-piece ensuite and walk-in closets. Three additional bedrooms, laundry and a full bath complete the second floor. The lower level is ideal for entertaining with a large rec room (roughed in for wet bar), full bath, laundry, and generous storage. Perfectly located minutes to schools, amenities, and downtown Halifax, this home is move-in ready in one of the city's most sought-after neighbourhoods.

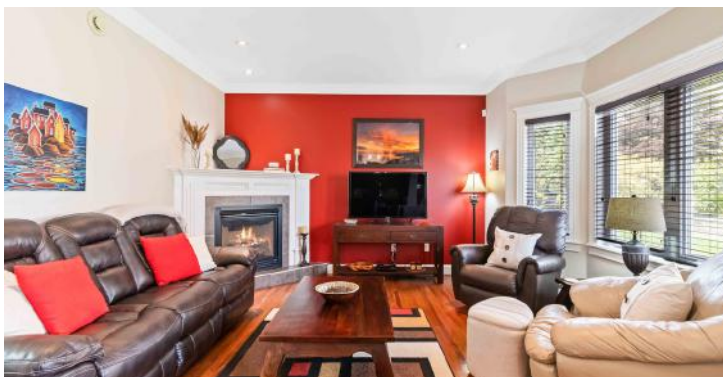
Offered for sale by Assist 2 Sell, HomeWorks Realty

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

THE PROPERTY

ELEGANT FAMILY LIVING IN SOUGHT-AFTER LARRY UTECK AREA OF HALIFAX









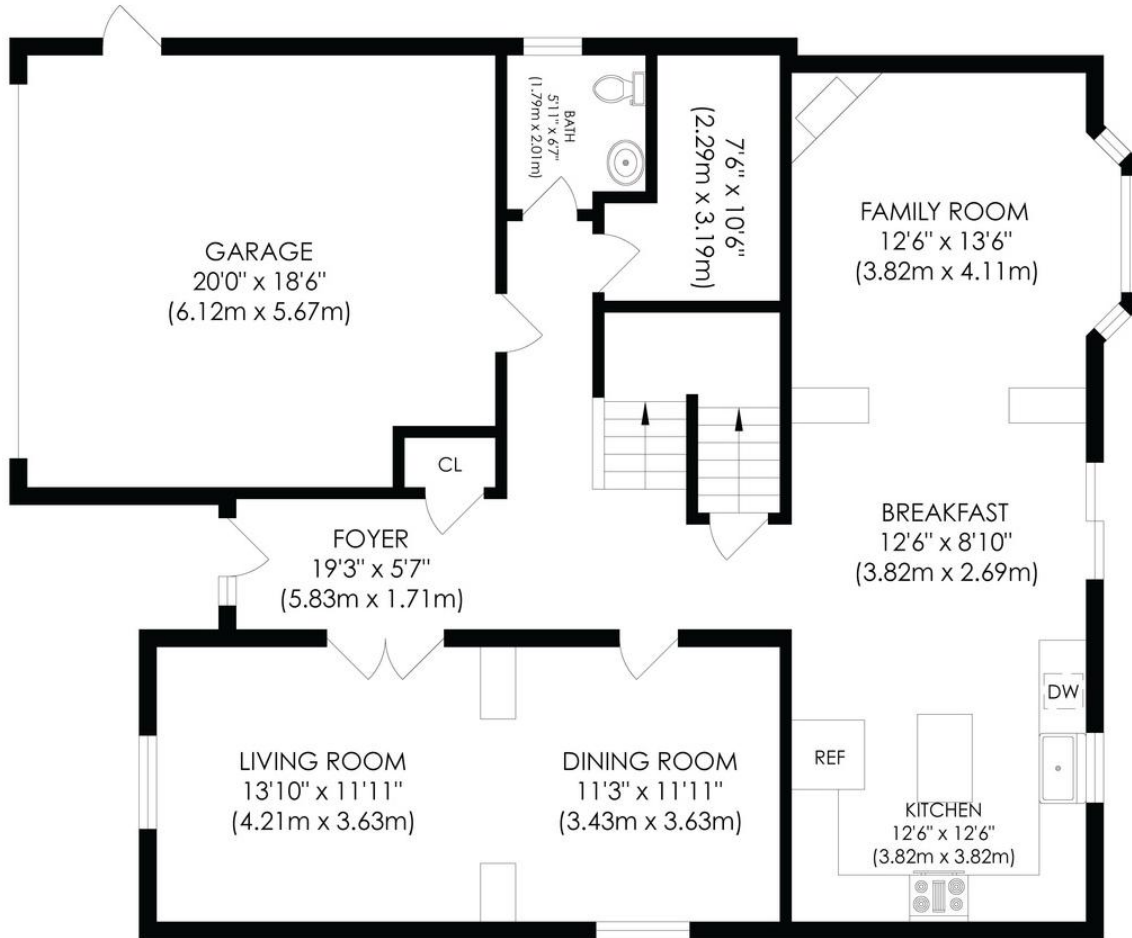




FLOOR PLANS

233 Starboard Dr.

THE MAIN FLOOR



MAIN LEVEL

FLOOR PLAN AREA 1,178 sq.ft.

APPROXIMATE SQUARE FOOTAGE

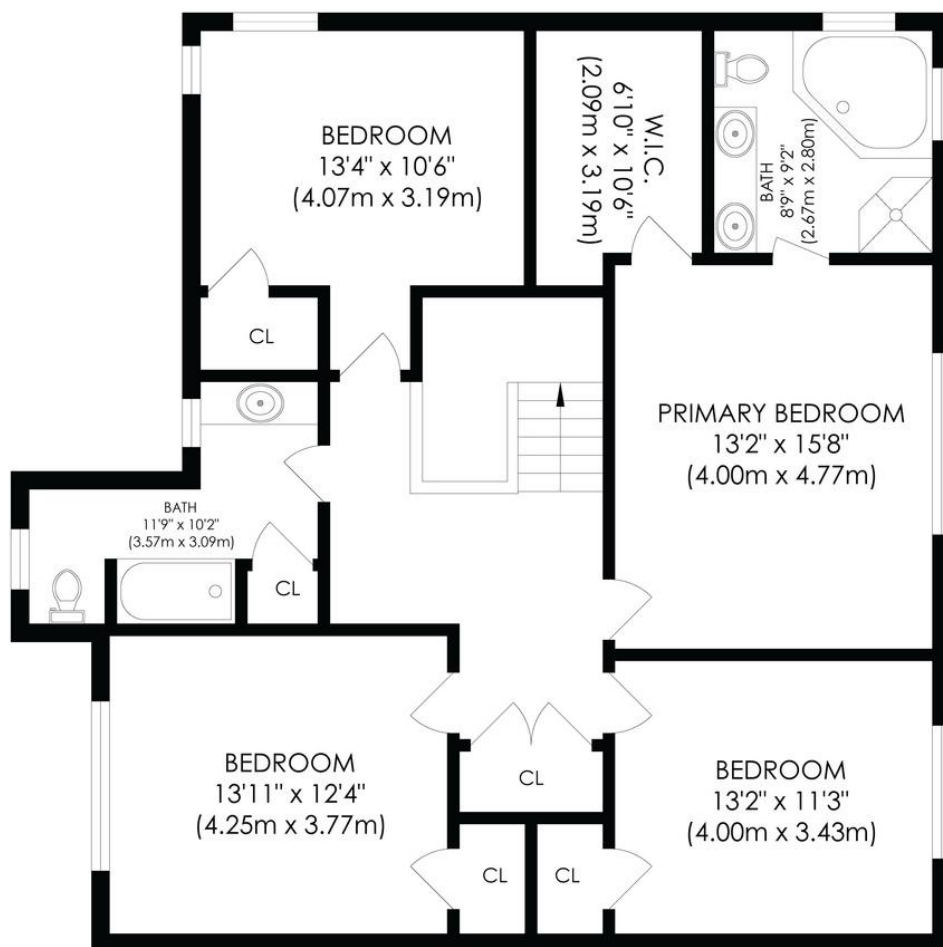
ALL DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

233 STARBOARD DRIVE, HALIFAX, NS B3M 4V4

FLOOR PLANS

233 Starboard Dr.

THE UPPER FLOOR



SECOND LEVEL

FLOOR PLAN AREA 1,210 sq.ft.

APPROXIMATE SQUARE FOOTAGE

ALL DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

233 STARBOARD DRIVE, HALIFAX, NS B3M 4V4

FLOOR PLANS

233 Starboard Dr.

THE LOWER FLOOR



BASEMENT

0' 5'

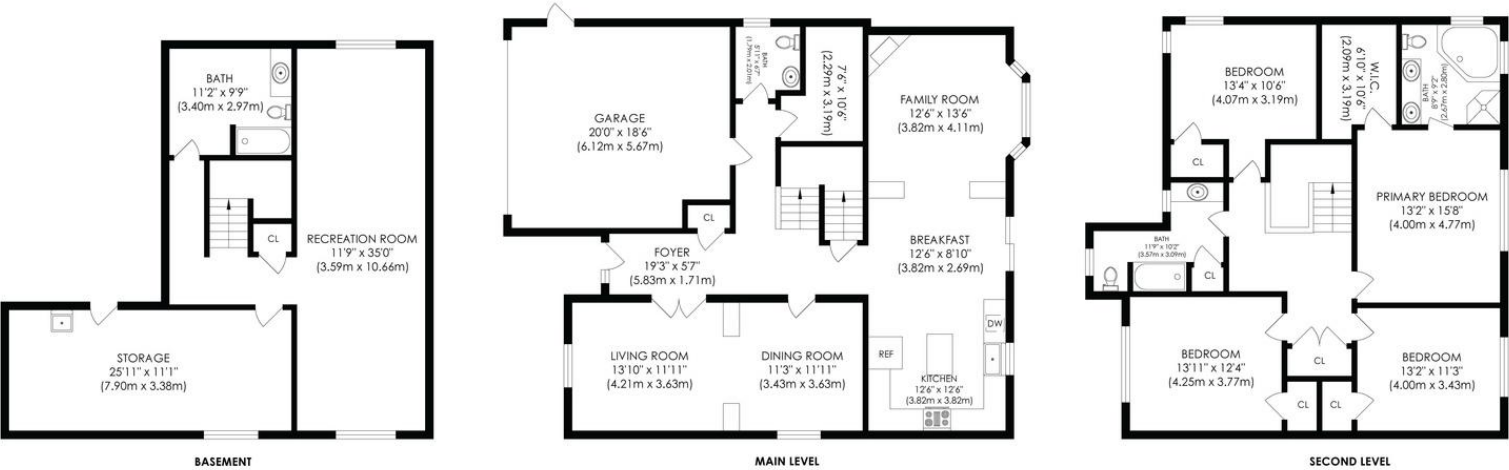
FLOOR PLAN AREA 984 sq.ft.

APPROXIMATE SQUARE FOOTAGE
ALL DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

233 STARBOARD DRIVE, HALIFAX, NS B3M 4V4

FLOOR PLANS

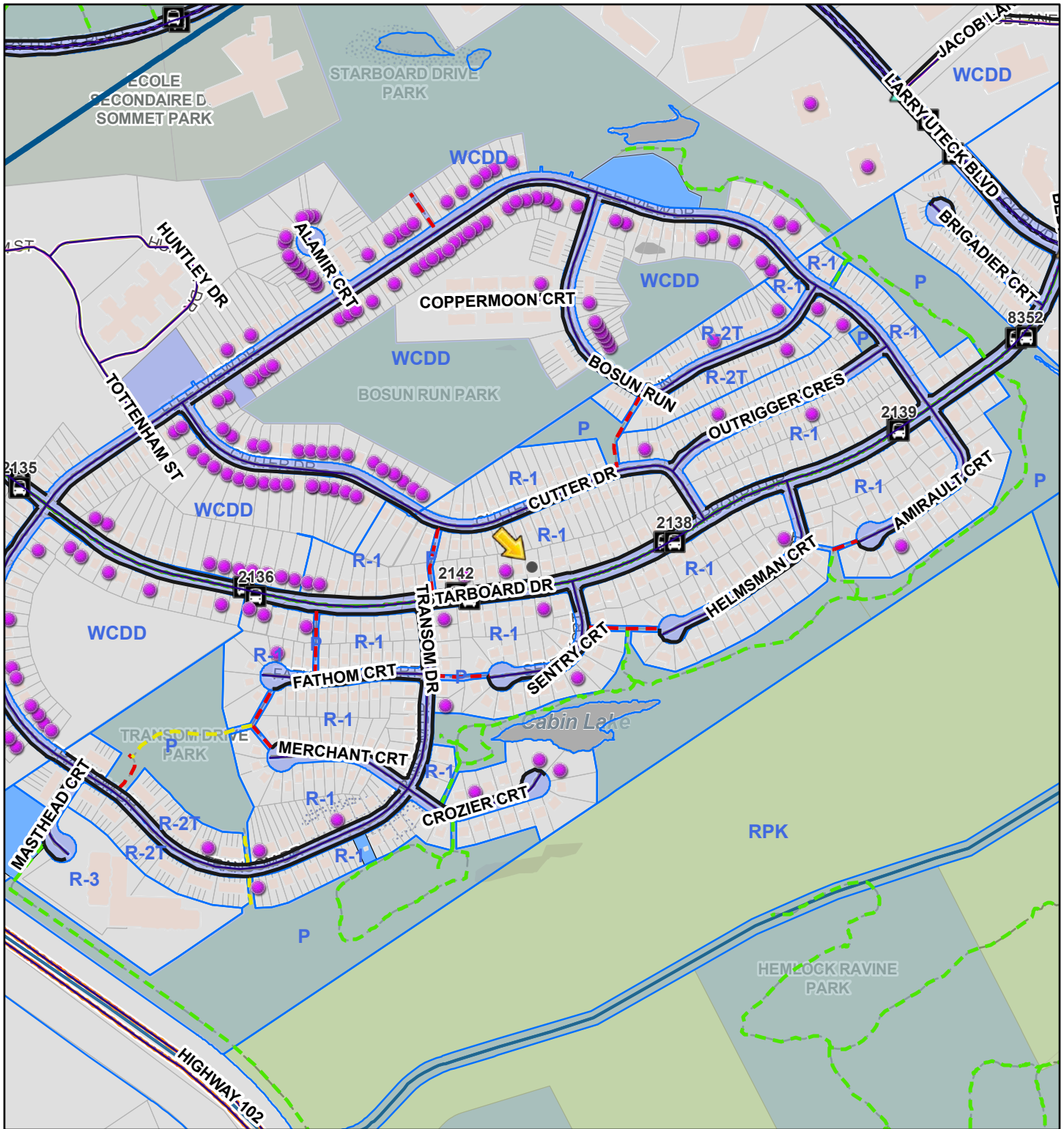
233 Starboard Dr.



FLOOR PLAN AREA 3,372 sq.ft.

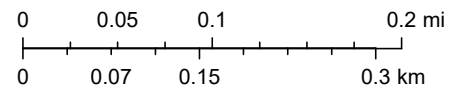
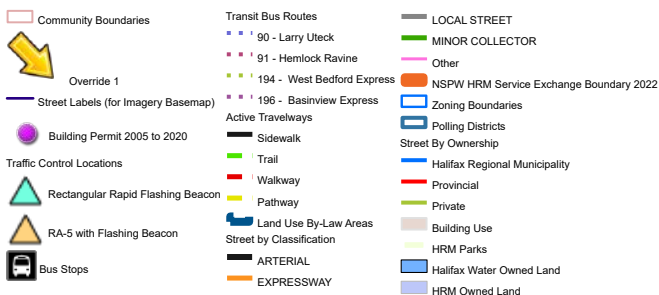
APPROXIMATE SQUARE FOOTAGE
ALL DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

233 Starboard Dr. Halifax NS B3M 4V4



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Halifax Regional Municipality



233 Starboard Dr

Halifax, NS

HOODQ ADDRESS REPORT™

Visit the Homebuyer Hub
<https://hoodq.com>

SCHOOLS

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



Nearby Schools

École Secondaire Du Sommet

Designated Catchment School
Grades 6 to 12
500 Larry Uteck Blvd

École Beaubassin

Designated Catchment School
Grades PK to 5
54 Larry Uteck Blvd

LookDeeper

Grosvenor-Wentworth Park Elementary School

Designated Catchment School
Grades PK to 6
4 Downing St

Clayton Park Junior High School

Designated Catchment School
Grades 7 to 9
45 Plateau Cres

Halifax West High School

Designated Catchment School
Grades 10 to 12
283 Thomas Raddall Dr

PARKS & REC

This home is located in park heaven, with 4 parks and 9 recreation facilities within a 20 minute walk from this address.



Hemlock Ravine Park

40 Kent Ave




1 min

Bosun Run Community Park

Bosun Run




3 mins

Cutter Drive Park

Cutter Drive




2 mins

FACILITIES WITHIN A 20 MINUTE WALK

2 Playgrounds
1 Dog Park

2 Tennis Courts
4 Trails

TRANSIT

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



Nearest Street Level Transit Stop

Starboard Dr Before Sentry Ct (2137)


1 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station, a fire station, and a hospital within 7km.



Cobequid Community Health Centre

40 Freer Lane



Fire Station

15 Convoy Run



Police Station

15 Convoy Run

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:

233 Starboard Dr.
Halifax NS B3M 4V4

Elementary

- PP - PP Basinview Drive
- Community School
- PP - PP Grosvenor - Wentworth Park
- Elementary School
- PR - 5 Grosvenor - Wentworth Park
- Elementary School

Elementary - Junior

- 6 - 6 Rocky Lake Elementary School

Junior

- 6 - 6 Clayton Park Junior High School
- 7 - 8 Clayton Park Junior High School

Senior

- 9 - 9 Halifax West High School
- 10 - 12 Halifax West High School
- 10 - 12 West Bedford High

Elementary - Early Immersion

- PR - 5 Grosvenor - Wentworth Park
- Elementary School

Junior - Early Immersion

- 6 - 9 Fairview Junior High School

Senior - Early Immersion

- 10 - 12 Halifax West High School

Senior - Late Immersion

- 10 - 12 West Bedford High

For detailed information regarding each school as well as walking and driving routes to each

<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:

233 Starboard Dr.
Halifax NS B3M 4V4



Equipment	Financing/Leasing/Rental Company	Term	Expiry Date	Amount (inc. HST) / Payment
Furnace/Boiler				
Heat Pump				
Hot Water Tank				
Propane Tank	Irving	Yearly		\$129 +HST
Security System				
Area/Yard Light				

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

Property Address:

233 Starboard Dr. Halifax NS B3M 4V4



NS Power

\$ 1,877.24



Natural Gas

\$ N/A



Propane

\$ N/A



Oil

\$ 2,755.17

Current Utility Bills 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.



DUE DATE

2025/2026



ASSESSMENT #

#09584323



INTERIM TAXES
2025/26

\$2,775.58

PROPERTY ADDRESS:

233 Starboard Dr. Halifax NS B3M 4V4

Current Tax Bills Provided Upon Request

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!

Assist 2 Sell
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.

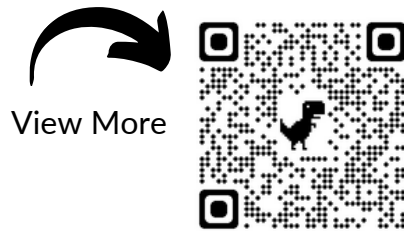
"That way, when you are ready to choose a real estate professional, you will understand how Assist-2-Sell works and if we are the best choice for you," says Michael. "We've been doing this since 2001 in every type of market. We've sold thousands of homes on a simple program of providing quality, professional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



Waverley
SOLD 2025
Seller Saved

\$19,061.00
in Commission Fees



Dartmouth
SOLD 2025
Seller Saved

\$15,823.20
in Commission Fees



Halifax
SOLD 2025
Seller Saved

\$21,740.75
in Commission Fees



Cole Harbour
SOLD 2025
Seller Saved

\$21,223.25
in Commission Fees



Fergusons Cove
SOLD 2025
Seller Saved

\$22,545.75
in Commission Fees



Cole Harbour
SOLD 2025
Seller Saved

\$17,698.74
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.

233 Starboard Dr. Halifax NS B3M 4V4

MLS# 202605978

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://233starboarddrive.thebestlisting.com/>



www.AsLowAs2995.com