1321 Terence Bay Road

Terence Bay NS B3T 1X6

MLS # 202625480

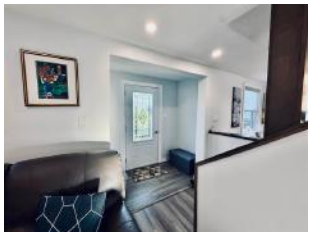
Absolutely mint condition, fully renovated and cute as a button! This 2-bedroom, 1.5-bath home is move-in ready, with modern light fixtures and tasteful neutral décor throughout. The main level offers a stunning kitchen with quartz counters, subway tile backsplash and stainless appliances (all included), a separate dining area, and a bright living room that opens to the kitchen. The main bath features a large tiled walk-in shower and laundry. Upstairs, the primary bedroom has a walkout deck with panoramic ocean views, plus a second bedroom and a two-piece bath. Two heat pumps provide economical year-round comfort. Outside you'll find a detached shed, private yard, front deck and hot tub. A short walk to Sandy Cove Beach and the government wharf, with over 11,000 acres of protected wilderness nearby for hiking, kayaking and fishing. Under 30 minutes to Halifax and Bayers Lake. A quiet coastal oasis for full-time living or a relaxing getaway!

1321 Terence Bay Road

Terence Bay NS B3T 1X6

MLS #	202625480	**Style**	DTCHD
PID #	00383653	**Lot Size**	
Type	SFAM	**Garage**	Y
Square Footage (MLA)	1,225	**Number of Bedrooms**	2
Total Fin SqFt (TLA)	1,225	**Full Baths**	1
Building Dimensions	21 x 25 + Jog	**Half Baths**	1
		Building Age	6

Additional Photos



General Property Information and Property Features

Zoning		**Elementary School**	ATLMEMTERE	**BUILDING STYLE**	2 Storey
Monthly Condo Fee		**Middle/Jr School**	BROOKSIDEJ	**PROPERTY SIZE**	0.5 to 0.99 Acres
Condo Corp #		**High School**	BAY VIEW	**BASEMENT**	Crawl Space, Undeveloped
Mobile/Leased Land Fees		**Fr Imm Elementary School**		**FOUNDATION**	Block Concrete
Mini/Mobile CSA/ABS#		**Fr Imm Middle/Jr School**	BROOKSIDEJ	**EXTERIOR FINISH**	Vinyl
Mini/Mobile Serial #		**Fr Imm High Sch**	BAY VIEW	**FLOORING**	**Ceramic, Laminate**
Water Type		**Garage Details**	Single Detached	**HEATING/COOLING TYPI**	Baseboard, Heat Pump -Ducted
Water Frontage Meas		**Rental Income**		**FUEL TYPE**	Electric
Inclusions	Stove, Dishwasher, Refrigerator, Microwave/range hood, Washer, Dryer, Hot Tub, All blinds			**WATER SOURCE**	Drilled Well
Exclusions				**SEWAGE DISPOSAL**	Septic

Directions to Property Hwy 333 to Terence Bay Road

Room Type	Level	Dimensions	Room Type	Level	Dimensions
LIVIN	M	10 x 12			
DINRM	M	combo			
KITCH	M	10 x 21			
MBED	2	11 x 17 + 4 x 8			
BEDRM	BEDRM	10 x 17			

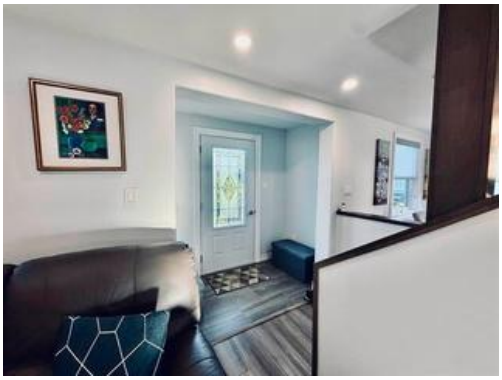
Property Overview

Absolutely mint condition, fully renovated and cute as a button! This 2-bedroom, 1.5-bath home is move-in ready, with modern light fixtures and tasteful neutral décor throughout. The main level offers a stunning kitchen with quartz counters, subway tile backsplash and stainless appliances (all included), a separate dining area, and a bright living room that opens to the kitchen. The main bath features a large tiled walk-in shower and laundry. Upstairs, the primary bedroom has a walkout deck with panoramic ocean views, plus a second bedroom and a two-piece bath. Two heat pumps provide economical year-round comfort. Outside you'll find a detached shed, private yard, front deck and hot tub. A short walk to Sandy Cove Beach and the government wharf, with over 11,000 acres of protected wilderness nearby for hiking, kayaking and fishing. Under 30 minutes to Halifax and Bayers Lake. A quiet coastal oasis for full-time living or a relaxing getaway!

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 #	202625480	**Address**	1321 Terence Bay Road	**Listing Office:**
Status:	ACT	**Community**	TERENCEBA	Assist-2-Sell HomeworksRealty
Class:	RE	**Province**	NS	
		Postal Code	B3T 1X6	

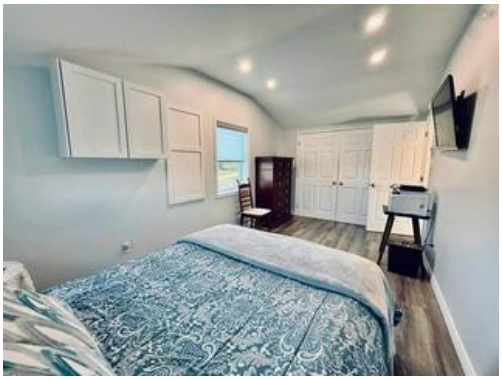


Data provided by the Nova Scotia Association of REALTORS®.

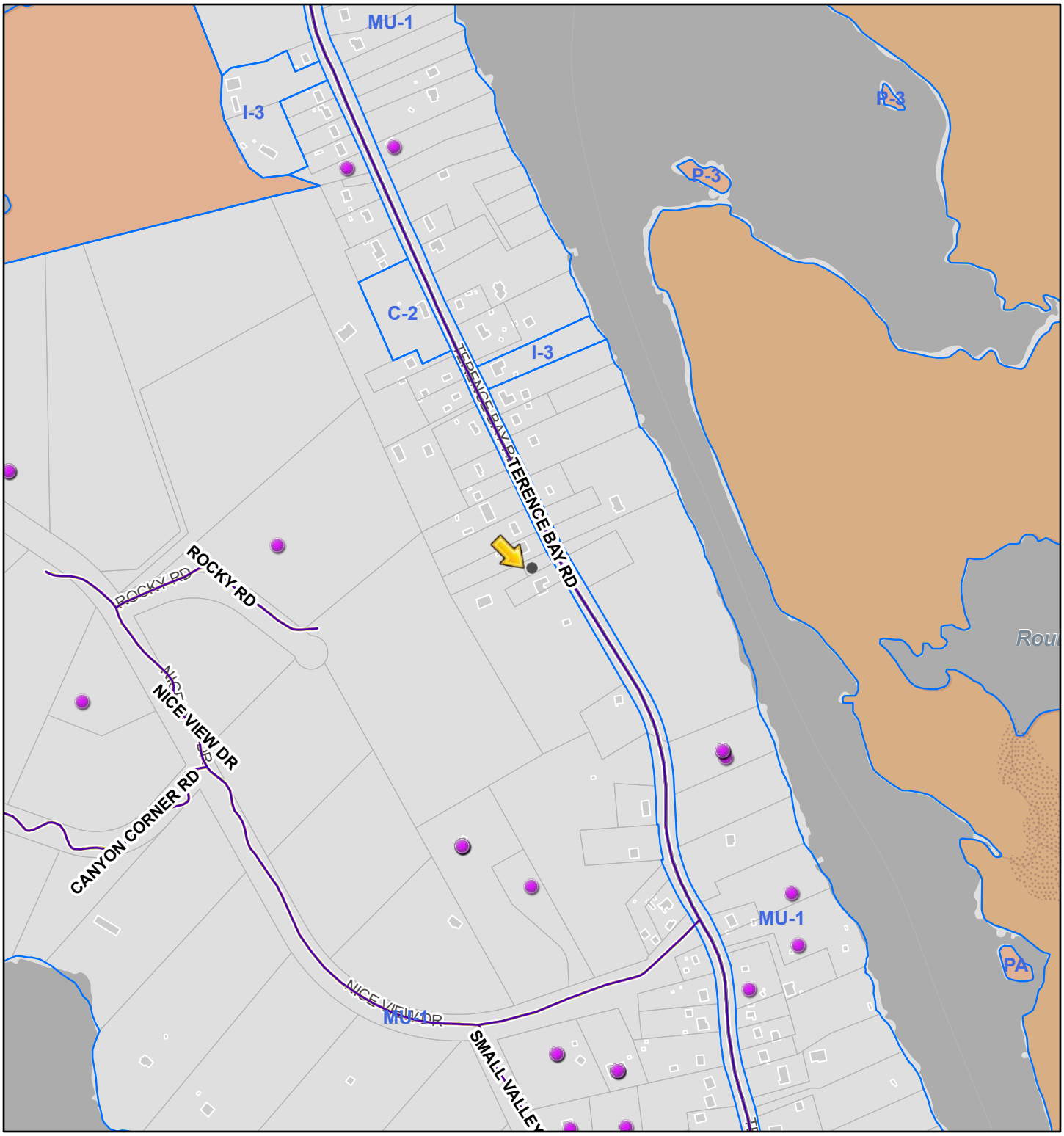
MLS # 202625480 **Address**1321 Terence Bay Road

All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

MLS # 202625480 Address 1321 Terence Bay Road



1321 Terence Bay Rd Terence Bay NS B3T 1X6



10/8/2026, 10:38:56 AM

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Community Boundaries

Override 1

Street Labels (for Imagery Basemap)

Building Permit 2005 to 2020

Land Use By-Law Areas

Street by Classification

LOCAL STREET

Other

Zoning Boundaries

Polling Districts

Street By Ownership

Provincial

Private

Government Owned Properties

PROVINCIAL

Halifax Regional Municipality

PROPERTY Online NOVA SCOTIA Service Nova Scotia

Property Online Map

Date: **October 8, 2026 10:47:33**

PID:	00383653	**Address:**	1321 TERENCE BAY ROAD TERENCE BAY	**AAN:**	02258013
County:	HALIFAX COUNTY			**Value:**	$147,500.00 (2026 RESIDENTIAL TAXABLE)
LR:	LAND REGISTRATION				

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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If you have comments regarding our site please direct them to: propertyonline@novascotia.ca

Please feel free to Submit Problems you find with the Property Online web site.

1321 Terence Bay Road

Terence Bay, Nova Scotia

HOODQ ADDRESS REPORT™

Visit the Homebuyer Hub
https://hoodq.com

SCHOOLS

With so many asigned public schools near this home, your kids can thrive in the neighbourhood.

Nearby Schools

Atlantic Memorial-Terence Bay School (Terence Bay)
Designated Catchment School
Grades PK to 5
1714 Lower Prospect Rd

Brookside Junior High School
Designated Catchment School
Grades 6 to 9
2239 Prospect Rd

LookDeeper

Halifax West High School
Designated Catchment School
Grades 10 to 12
283 Thomas Raddall Dr

École Beaubassin
Designated Catchment School
Grades PK to 5
54 Larry Uteck Blvd

École Secondaire Du Sommet
Designated Catchment School
Grades 6 to 12
500 Larry Uteck Blvd

PARKS & REC

Fun is easy to find at the parks near this home. There are lots of opportunities for sports, relaxation, and play in nearby parks and recreation facilities.

Terence Bay Road Park
Terence Bay Rd

16 mins

Demers Road Park
Demers Road

Terence Bay School Park
1714 Lower Prospect Rd

FACILITIES WITHIN A 20 MINUTE WALK

1 Boating Facility

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 22km.

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

Fire Station
3610 Prospect Rd

Police Station
146 Greystone Dr

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:

1321 Terence Bay Rd
Terence Bay NS B3T 1X6

Elementary

- **PP - 5 Atlantic Memorial-Terence Bay**
- **Elementary School (Terence Bay Site)**

Junior

- **6 - 9 Brookside Junior High School**

Senior

- **10 - 12 Bay View High School**

Junior - Late Immersion

- 7 - 9 Brookside Junior High School

Senior - Late Immersion

- 10 - 12 Bay 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

Assist 2 Sell

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	Natural Gas	Propane	Oil
$3,703.65	$ N/A	$ N/A	$ N/A

ADDRESS:

1321 Terence Bay Rd Terence Bay NS B3T 1X6

Current Utility Bills Provided upon request

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:

1321 Terence Bay Rd Terence Bay NS B3T 1X6

DUE DATE	ASSESSMENT #	FINAL INTERIM 2026/2027
2026/2027	#02258013	$415.39

Current Tax Bills Provided Upon Request

Assist 2 Sell

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 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.

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 quality 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!

We call this: "FULL Service with $avings!"

Not intended to solicit properties currently listed for sale

Assist 2 Sell
HomeWorks Realty
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 not set by law

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 or call (902) 446-3113.

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

"Full Service with $avings!"®

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 2 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.

1321 Terence Bay Rd Terence Bay NS B3T 1X6

MLS# 202625480

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://1321terencebayrd.thebestlisting.com/

Assist 2 Sell
HomeWorks Realty

www.AsLowAs2995.com