

182

STANFORD LAKE ROAD
CHESTER NS



PRESENTED BY ASSIST 2 SELL, HOMEWORKS REALTY

182

STANFORD LAKE ROAD

CHESTER NS

4 Bedrooms • 3.71 Acres • Riverfront • Legal Apartment • In-Law Suite

A Property That Does More

Some properties give you a home. This one gives you a home, a rental, an in-law suite, a workshop, a garden, and 3.71 acres of riverfront to enjoy it all from.

Tucked just outside the town of Chester, 182 Stanford Lake Road is the kind of place people spend years looking for — private without being remote, spacious without being unmanageable, and set up so that the property can help pay for itself from the day you take the keys.

The Main Level: Light, Space, and a Wall of Windows

Step inside and the ceiling lifts. The main level is a genuine showpiece — vaulted throughout, with an open-concept layout that lets the kitchen, dining and living areas flow into one another without ever feeling crowded.

The kitchen is a warm, practical space with generous cabinetry, a full appliance package and a breakfast bar that looks out over the main living area. Just off it, the dining area opens through French doors onto the wrap-around deck, so summer dinners can start inside and finish out over the trees.

The living room is where this house shows off. A two-storey wall of windows frames the property, the pool and the river beyond, filling the room with light from morning through evening. A propane stove anchors the space for the cooler months, and the hardwood floors carry the warmth through.

Two additional bedrooms and a full bath sit on this level — perfect for guests, kids, or a quiet home office.

The Primary Suite

The entire upper level belongs to the primary suite, complete with its own private bath. A retreat in the truest sense — separate from the rest of the house, and quiet.

The Lower Level: A Full In-Law Suite

Downstairs, a walkout lower level is currently configured as an in-law suite with its own private entrance, full kitchen, living room and a dedicated utility and storage area.

Whether you need space for extended family, a live-in caregiver, adult children, or another rental stream, the layout is already there and already working. It's one of the most functional lower levels we've seen.

FOR SALE

182

STANFORD LAKE ROAD

CHESTER NS

The Garage — and the Apartment Above It

The detached garage is heated, wired, and sized for all the toys. Above it sits a **legal apartment**, currently tenanted and generating income.

But it doesn't have to stay a rental. With exposed beams, a modern kitchen, a full bath and windows facing the trees, it would make an exceptional artist's studio, writer's retreat, guest suite, or home business space. The bones are beautiful and the possibilities are wide open.

The Land: 3.71 Acres, Bordered by a River

This is where the property earns its name. The lot runs to 3.71 acres and is bordered by a flowing river — a quiet, meandering stretch of water that becomes the soundtrack to the whole property.

The large wrap-around deck takes it all in: established gardens, the chicken coop, the pool, mature trees on every side, and glimpses of Stanford Lake beyond. There are two driveways, parking for multiple vehicles, and plenty of room left over for additional outbuildings, a workshop, a greenhouse — whatever the next chapter looks like.

Maintained, Upgraded, Ready

This is not a project. The current owners have looked after it and invested in it:

- Heat pump — efficient heating and cooling year-round
- Propane stove in the main living area
- Two driveways with room for multiple vehicles

The Location: Chester, and Everything Around It

Downtown Chester is minutes away, with everything you actually need close at hand — groceries, hardware stores, the Nova Scotia Lands & Sea Centre, the marina, the yacht club, the Tancook ferry, the community pool, the theatre, schools, shopping and dining.

The SenSea Nordic Spa is just down the road. And when the city calls, downtown Halifax is only 45 minutes away.

It's the South Shore balance people move here for: village life, water access, and the coast on your doorstep — without giving up the commute.



182 Stanford Lake Road

Chester NS B0J 1J0

MLS # 202621609
PID # 60140233
Type SFAM
Square Footage (MLA) 1,300
Total Fin SqFt (TLA) 2,600
Building Dimensions 42 x 24 + Jog

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 CHESTERDIS	BUILDING STYLE 2 Storey
Monthly Condo Fee	Middle/Jr School CHESTERARE	PROPERTY SIZE 3 to 9.99 Acres
Condo Corp #	High School FORESTHEIG	BASEMENT Full, Fully Developed
Mobile/Leased Land Fees	Fr Imm Elementary School	FOUNDATION Poured Concrete
Mini/Mobile CSA/ABS#	Fr Imm Middle/Jr School	EXTERIOR FINISH Vinyl
Mini/Mobile Serial #	Fr Imm High Sch	FLOORING Carpet, Ceramic, Engineered Hardwood
Water Type Fresh Water	Garage Details 22 x 24 Detached With legal apartment ab	HEATING/COOLING TYPE Baseboard, Heat Pump -Ductless
Water Frontage Meas	Rental Income	FUEL TYPE Electric, Propane, W
Inclusions 3 fridges, 3 stoves, 1 dishwasher, 1 washer, 1 dryer		WATER SOURCE Drilled Well
Exclusions		SEWAGE DISPOSAL Septic

Directions to Property

Hwy 103 to Exit 8, Hwy 14 to Chester to Old Trunk 3 to Stanford Lake Road

Room Type	Level	Dimensions	Room Type	Level	Dimensions
MUDRO	M	5.3 x 8.4	MBED	2	14 x 11.5
KITCH	M	11.6 x 10	RECRM	L	10.9 x 20.5
DINRM	M	11.8 x 11.6	BEDRM	L	13 x 17
LIVIN	M	17.7 x 13	UTIL	L	11 x 20
BEDRM	BEDRM	11.6 x 9	OTHER	2	22 x 18
BEDRM	BEDRM	11.6 x 9.6			

Property Overview

Riverfront oasis just outside the charming town of Chester. This 4-bedroom home sits on 3.71 acres bordered by a flowing river, with income potential and space for many interests. The detached heated and wired garage holds all the toys and includes a legal apartment above — currently rented, and equally suited to an artist's or writer's studio. The main level is a showpiece: vaulted ceilings, a soaring wall of windows, and an open-concept layout with a beautiful kitchen overlooking the living area. A propane stove anchors the space, and sunlight pours in across views of the property, pool and river. Two bedrooms and a full bath complete this level — ideal for guests or a home office. The primary suite occupies the upper level with its own private bath. The walkout lower level is currently an in-law suite with a separate entrance, kitchen, living room and utility/storage area — a very functional space with many possibilities. A large wrap-around deck overlooks the private grounds: meandering river, established gardens, chicken coop, pool, surrounding trees and glimpses of Stanford Lake. Two driveways offer parking for multiple vehicles plus room for additional outbuildings. Minutes to downtown Chester — groceries, hardware, NLSC, marina, yacht club, Tancook ferry, community pool, theatre, schools, shopping and dining. SenSea Nordic Spa is just down the road. Downtown Halifax is 45 minutes away.

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

RIVERFRONT ACREAGE, ROOM TO GROW, AND INCOME ON DAY ONE.





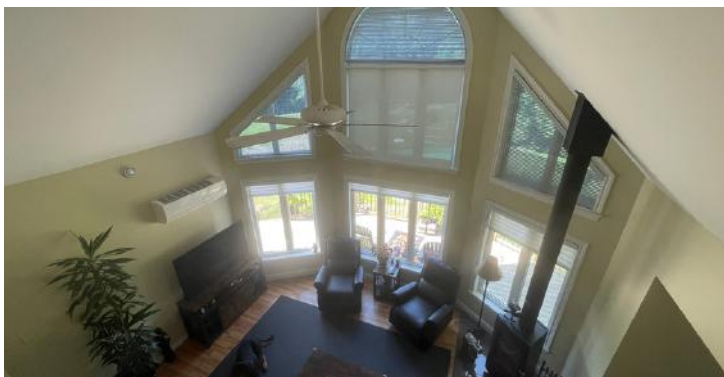
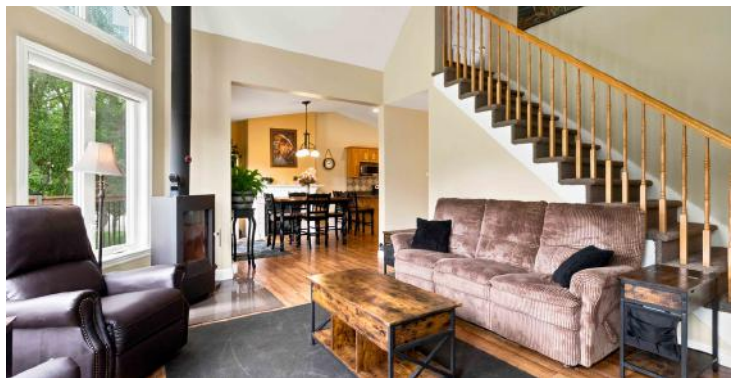
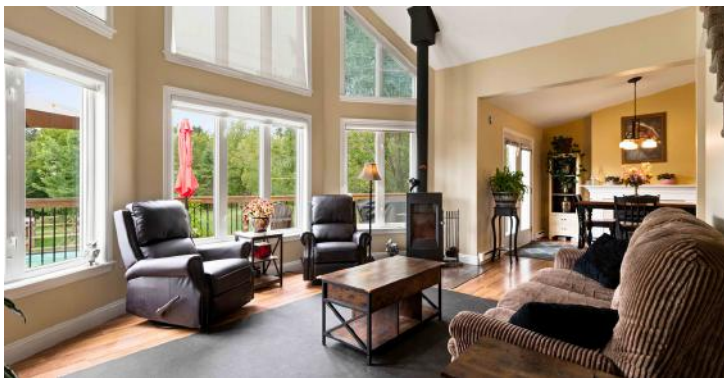


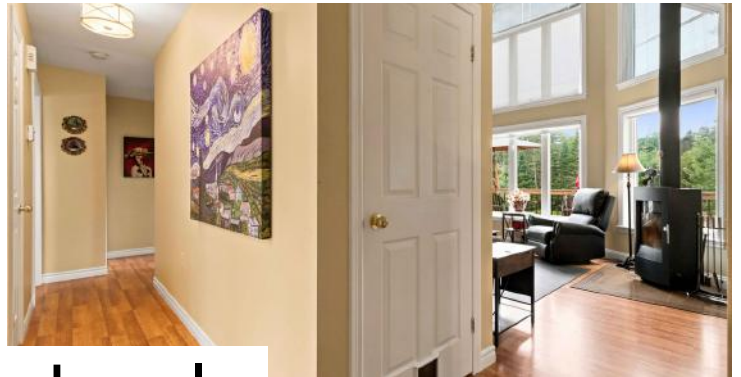
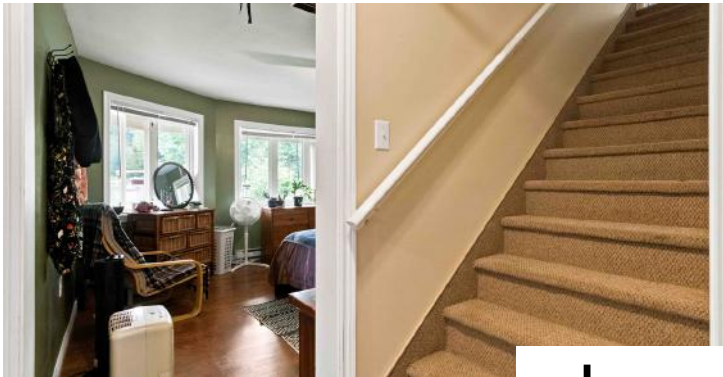




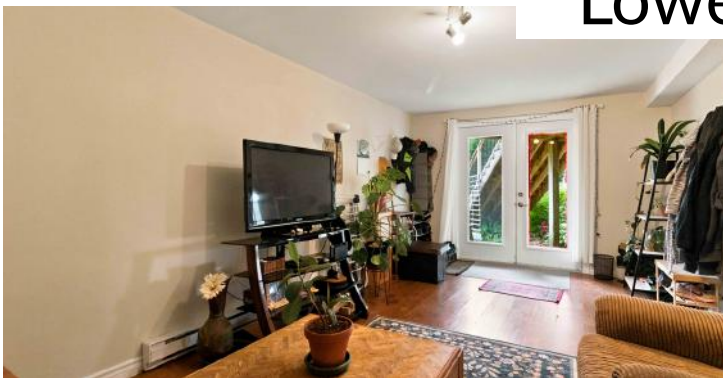








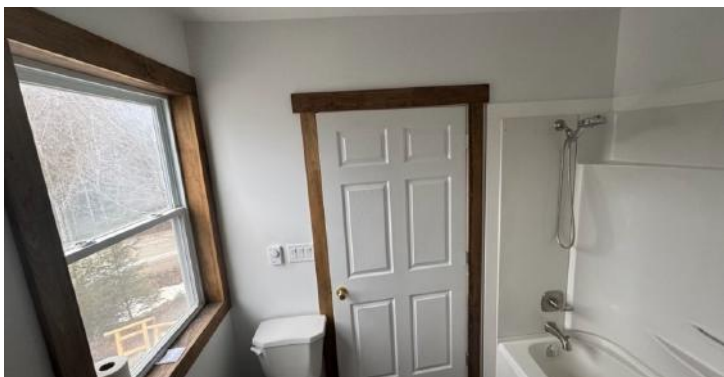
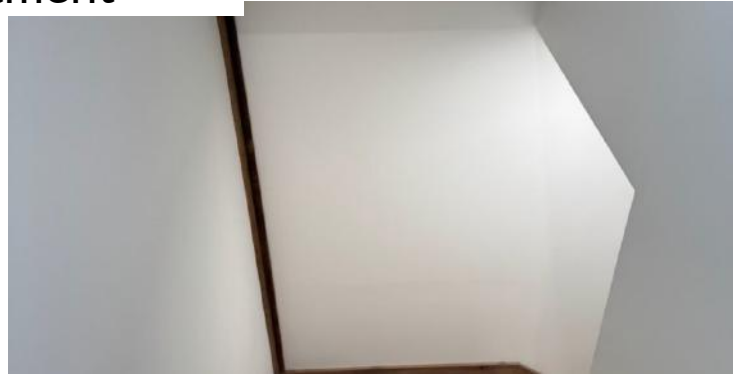
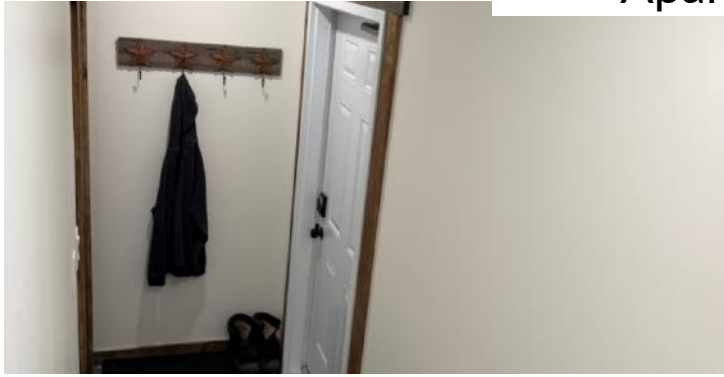
Lower Level







Garage Loft Apartment

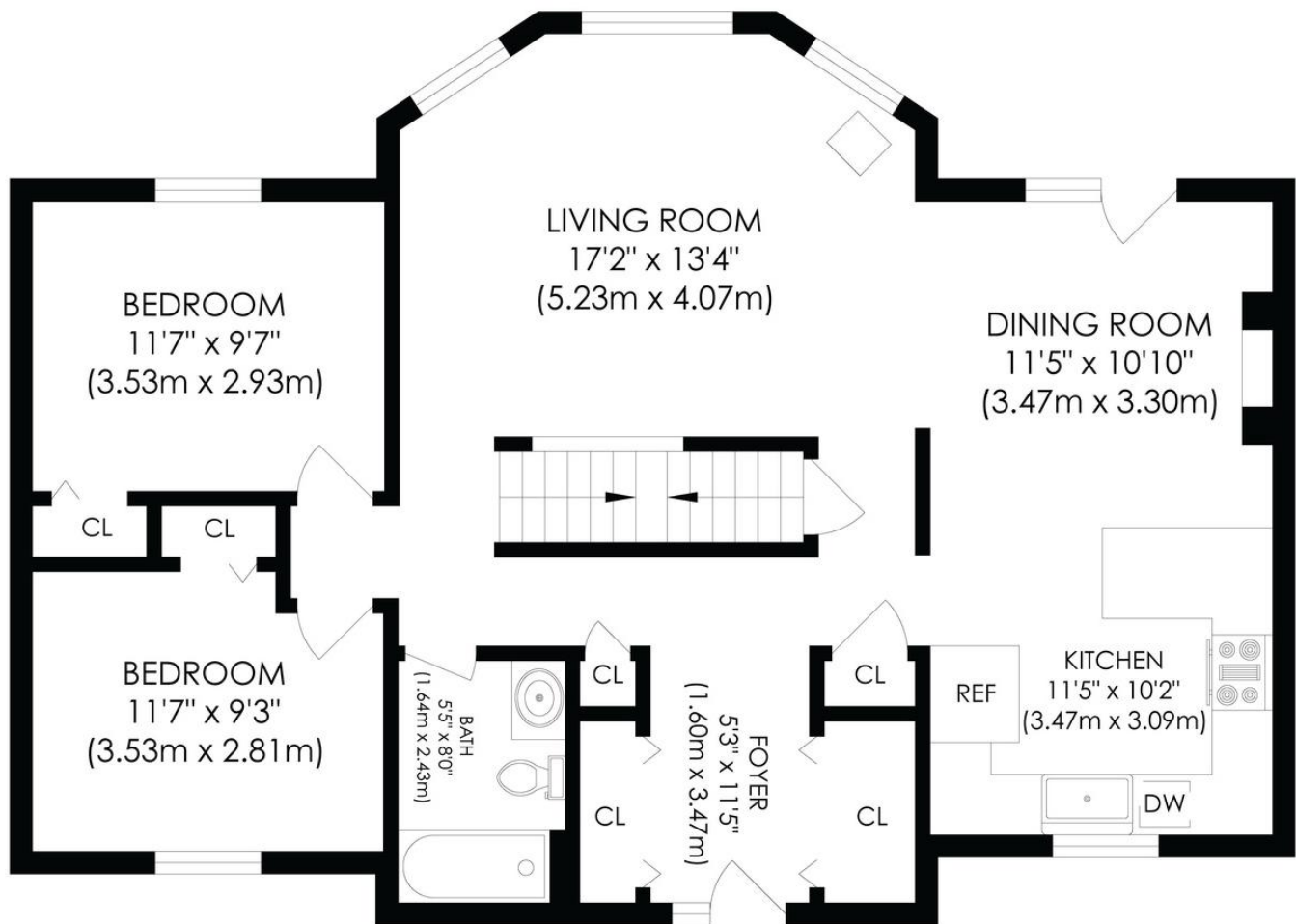




FLOOR PLANS

182 Stanford Lake Rd Chester

THE MAIN LEVEL



MAIN LEVEL

FLOOR PLAN AREA 983 sq.ft.

APPROXIMATE SQUARE FOOTAGE

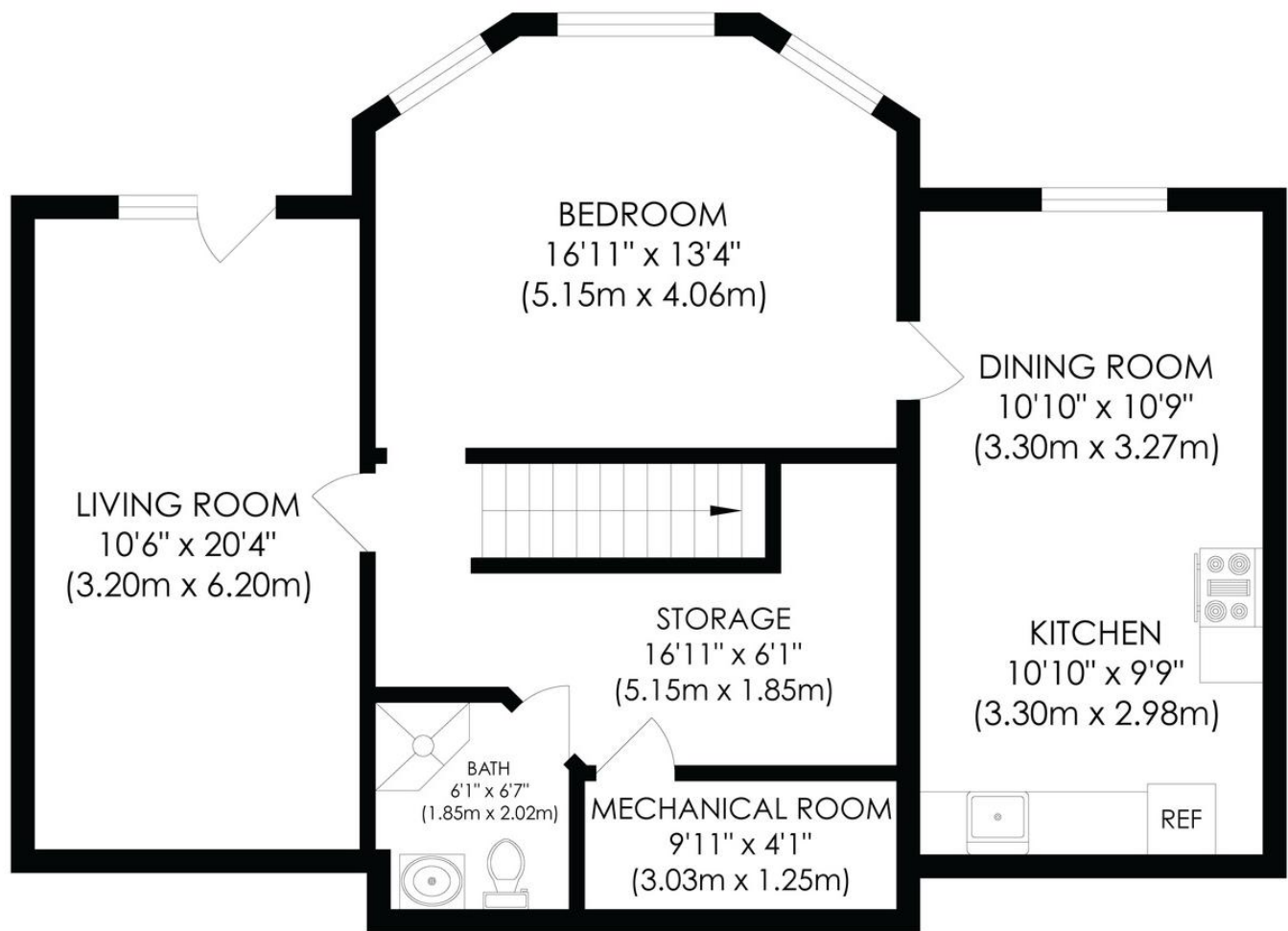
ALL DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

182 STANDFORD LAKE RD, CHESTER, NS B0J 1J0, CANADA

FLOOR PLANS

182 Standford Lake Rd Chester

THE LOWER LEVEL



0' 5'

BASEMENT

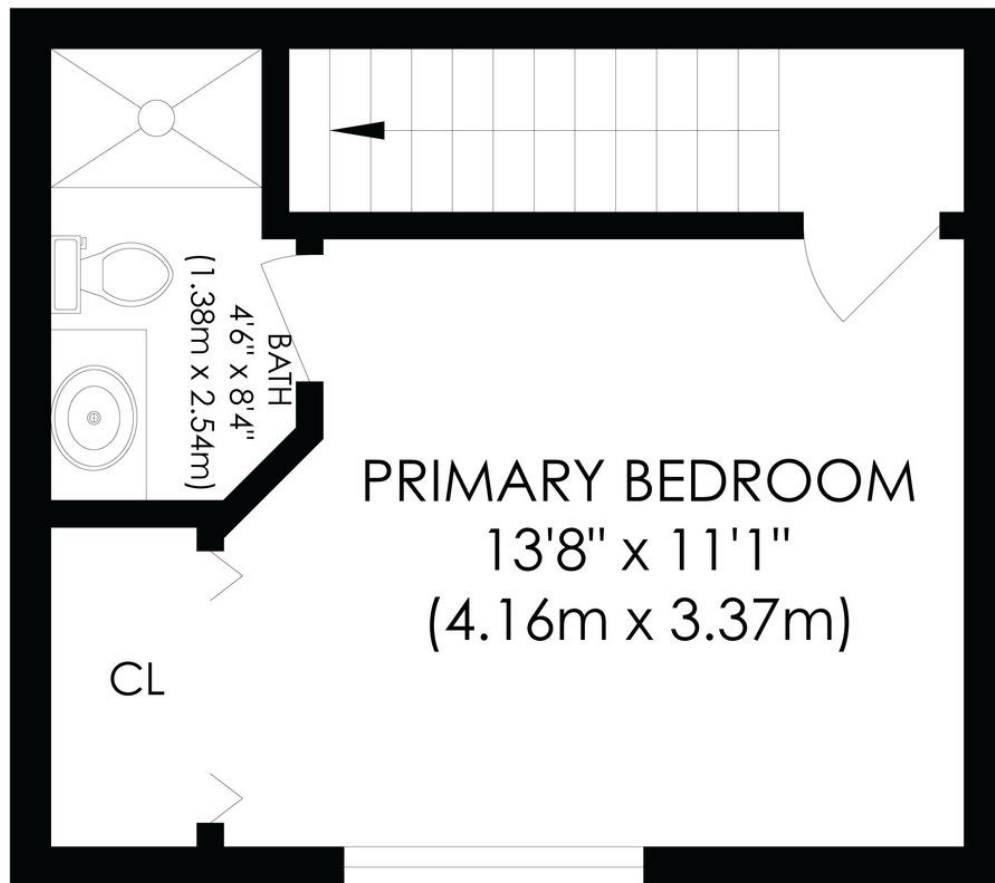
FLOOR PLAN AREA 903 sq.ft.

APPROXIMATE SQUARE FOOTAGE
ALL DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

182 STANDFORD LAKE RD, CHESTER, NS B0J 1J0, CANADA

FLOOR PLANS

182 Standford Lake Rd Chester



SECOND LEVEL

0' 5'

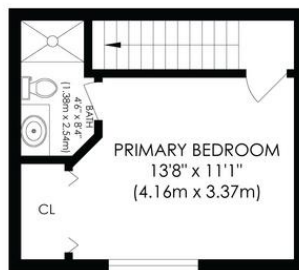
FLOOR PLAN AREA 246 sq.ft.

APPROXIMATE SQUARE FOOTAGE
ALL DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

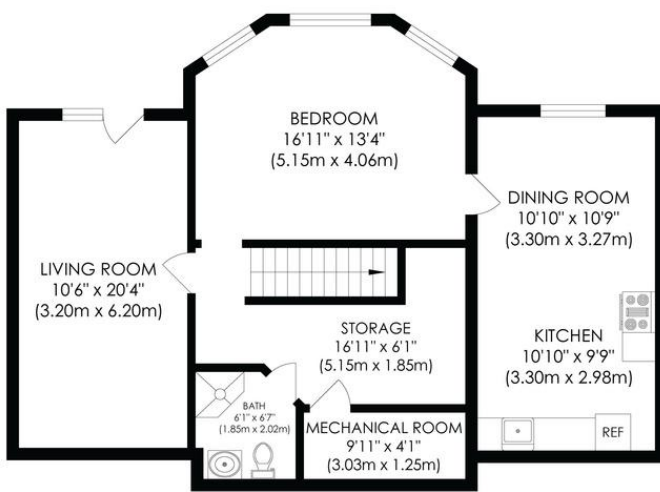
182 STANDFORD LAKE RD, CHESTER, NS B0J 1J0, CANADA

FLOOR PLANS

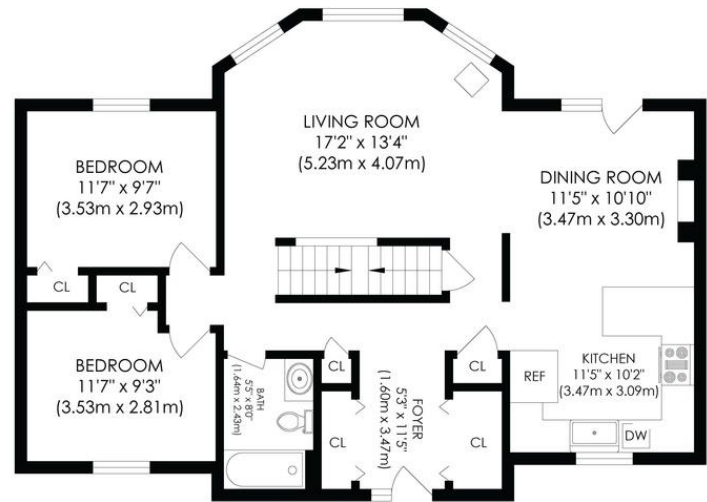
182 Stanford Lake Rd Chester



SECOND LEVEL



BASEMENT



MAIN LEVEL

0' 5'

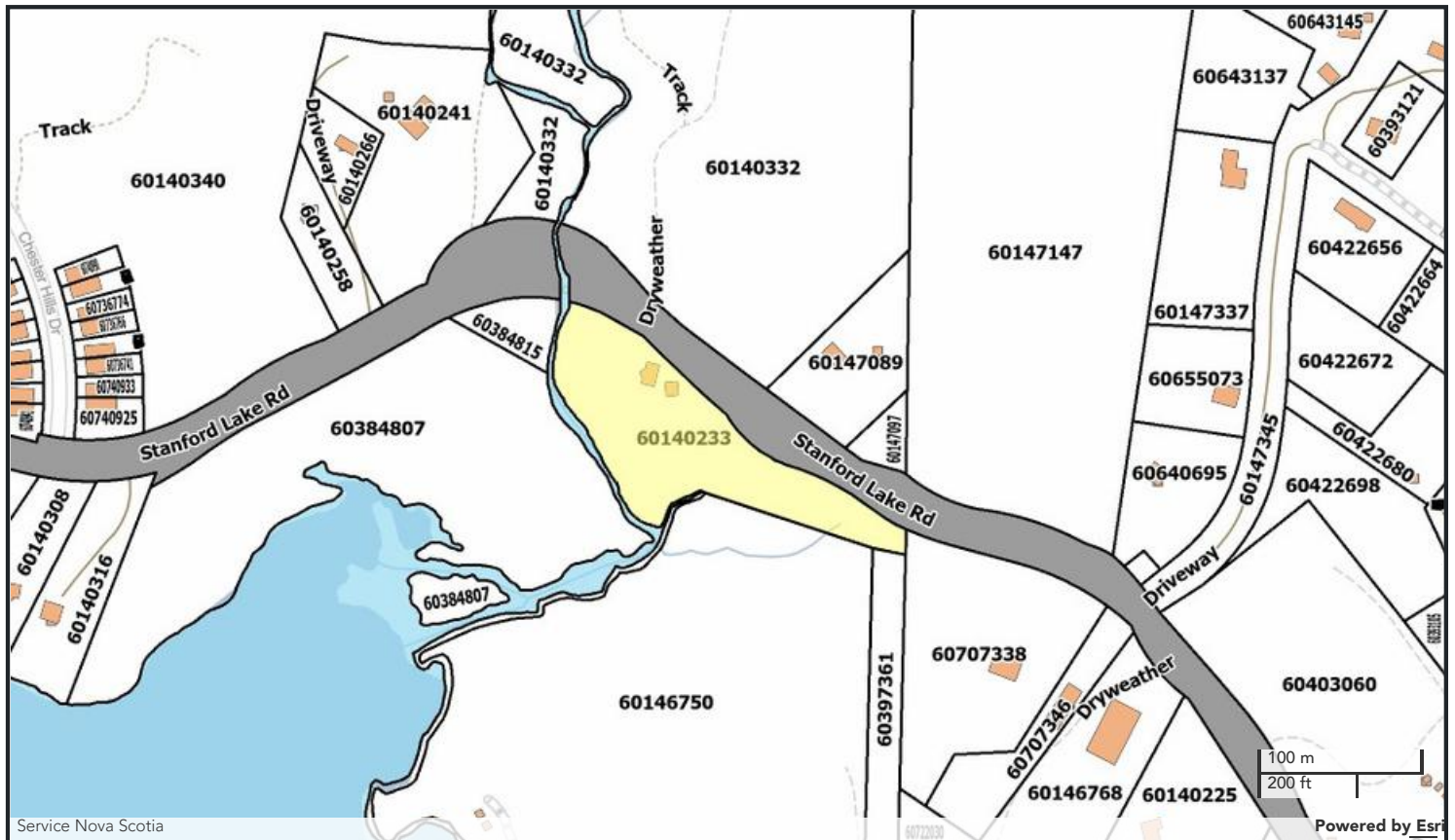
FLOOR PLAN AREA 2,132 sq.ft.

APPROXIMATE SQUARE FOOTAGE
ALL DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

182 STANDFORD LAKE RD, CHESTER, NS B0J 1J0, CANADA

Property Online Map

Date: **August 24, 2026 14:54:02**



PID: 60140233
County: LUNENBURG COUNTY
LR: LAND REGISTRATION

Address: STANFORD LAKE
ROAD CHESTER

AAN: 08164290
Value: \$611,800.00 (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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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.

Schools

PROPERTY ADDRESS:

182 and 184 Stanford Lake
Road Chester NS B0J 1J0

Elementary (Pre-Primary to Grade 4):
Chester District Elementary School

Middle School (Grades 5 to 8):
Chester Area Middle School

High School (Grades 9 to 12): Forest Heights
Community School [1, 2]

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>

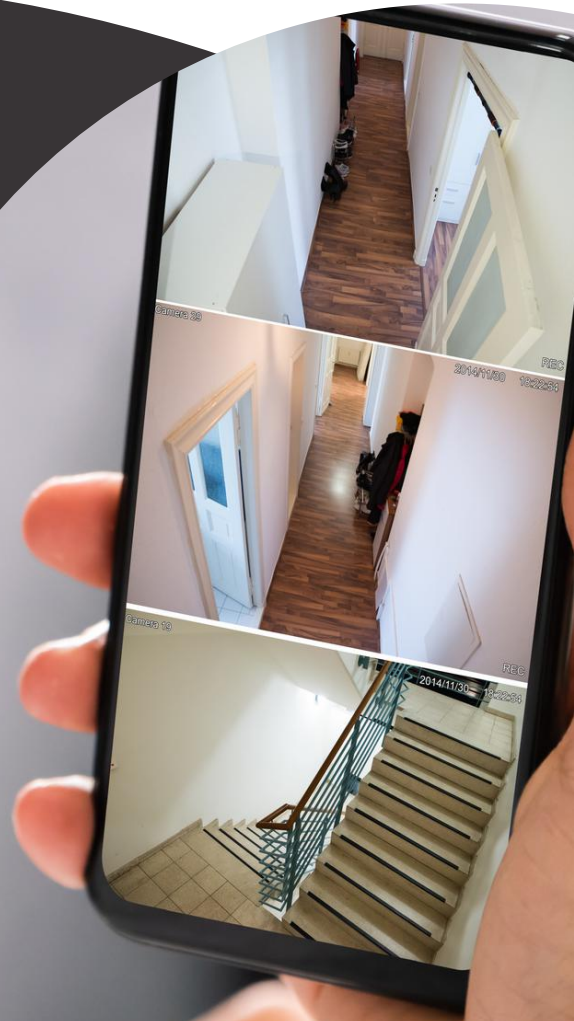


Rented or Leased Equipment

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:

182 and 184 Stanford Lake Road
Chester NS B0J 1J0



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

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

House

\$4,545.70

Garage

\$ 446.83

\$ N/A

\$ N/A

\$ N/A

ADDRESS:

182 Stanford Lake Road Chester NS B0J 1J0

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:

182 Stanford Lake Road Chester NS B0J 1J0



DUE DATE

2026/2027



ASSESSMENT #

08164290



INTERIM TAXES
2026/2027

\$2,601.04

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

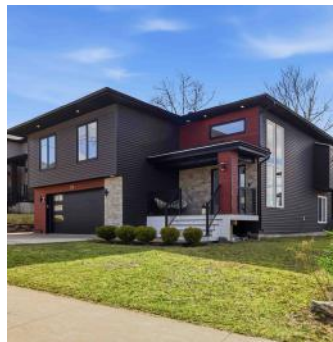


Highlights of recent SOLD Properties

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



Halifax
SOLD 2026
Seller Saved
\$18,017.70
in Commission Fees



Middle Sackville
SOLD 2026
Seller Saved
\$16,558.50
in Commission Fees



Middle Sackville
SOLD 2025
Seller Saved
\$16,932.42
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.

182 Stanford Lake Road Chester NS B0J 1J0
MLS# 202621609

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://182StanfordLakeRd.TheBestListing.com>



www.AsLowAs2995.com