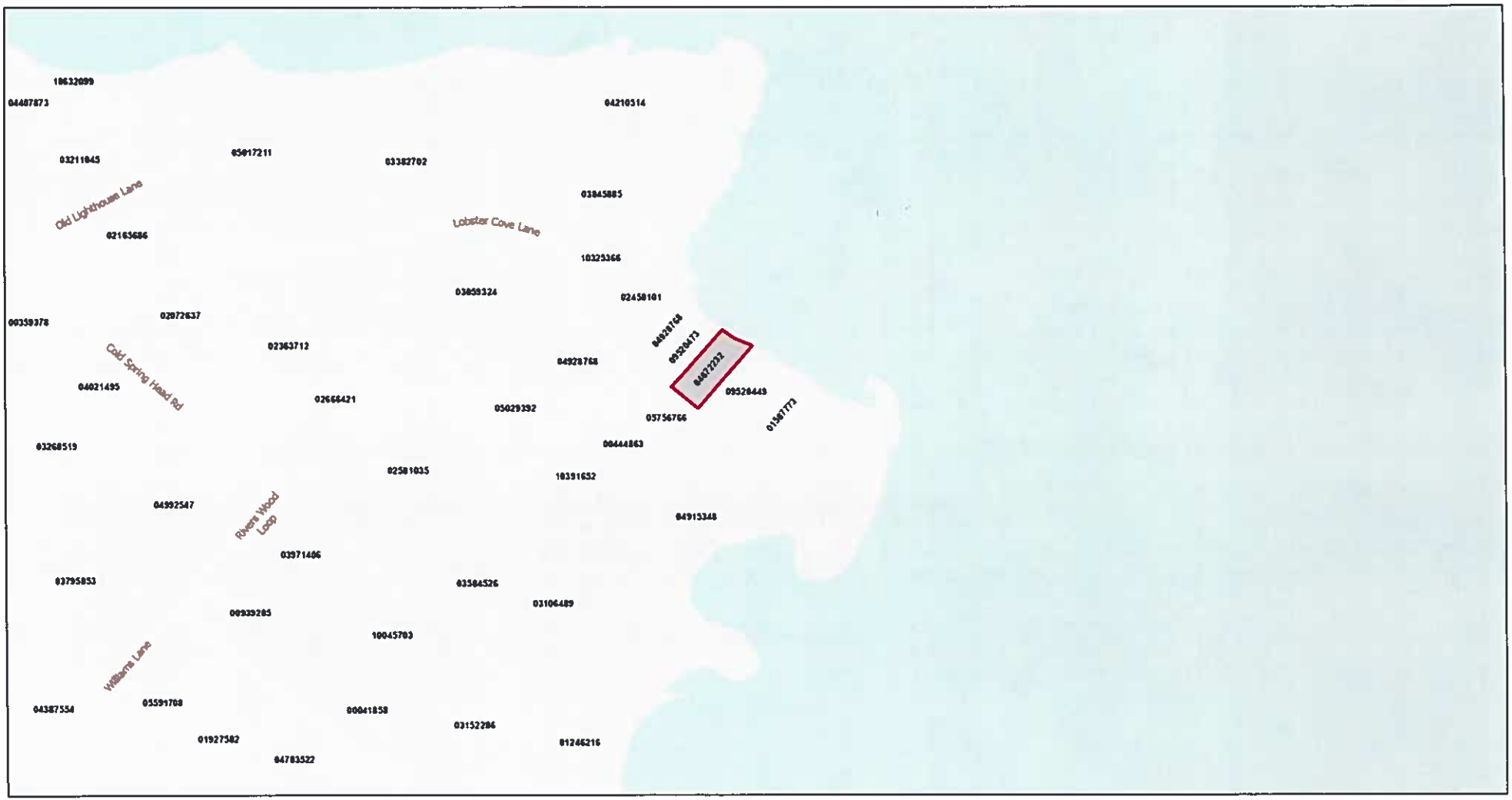
04672232 65 LOBSTER COVE LANE, AMHERST SHORE A GRAPHICAL REPRESENTATION ONLY



August 8, 2025

1:2,444

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

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04672232 65 LOBSTER COVE LANE, AMHERST SHORE A
GRAPHICAL REPRESENTATION ONLY



04/28/2023

MUNICIPALITY OF THE

JUR: 47 COUNTY OF AAN: 04672232

CUMBERLAND

Primary Assignment: 47 - Secondary Assignment: -

NBHD: 470257 LUC: 0000 Res/Com: R ROLLTYPE: RPROLLYEAR: 2026

MUNRO PETER **65 LOBSTER COVE LANE AMHERST SHORE**

Land Size 4,500.00 Sq. Ft.

Sales

Price	Date	Number of Parcels
$300,000	27-JUL-2012	2

Values History

Year	Land	Building	OBY	Total Building	Total Market Value Assessment	Cap Assessment
2025	$32,600	$443,600	27100	$470,700	$503,300	$0
2024	$35,400	$467,400	27500	$494,900	$530,300	$0
2023	$25,500	$373,400	23400	$396,800	$422,300	$0
2022	$25,500	$338,500	22500	$361,000	$386,500	$0
2021	$25,500	$297,700	20600	$318,300	$343,800	$0
2020	$25,500	$286,700	19700	$306,400	$331,900	$0
2019	$25,500	$292,600	20500	$313,100	$338,600	$0
2018	$25,500	$293,000	20800	$313,800	$339,300	$0
2017	$25,500	$292,400	21000	$313,400	$338,900	$0
2016	$25,500	$277,900	21000	$298,900	$324,400	$0
2015	$25,500	$271,000	21000	$292,000	$317,500	$0
2014	$25,500	$269,000	22600	$291,600	$317,100	$0
2013	$20,000	$260,600	23200	$283,800	$303,800	$0
2012	$20,000	$286,700	9400	$296,100	$316,100	$213,600
2011	$10,000	$261,800	9300	$271,100	$281,100	$205,600
2010	$8,600	$247,300	7800	$255,100	$263,700	$199,900
2009	$7,800	$223,500	7500	$231,000	$238,800	$199,900
2008	$7,000	$194,600	7000	$201,600	$208,600	$193,500

MH Data

MH Width:
MH Length:
MH Make:
MH Model:
MH Park Name:
MH Serial #:

Schedule A

ALL that lot of land situate at Cold Spring Head of Northport, in the County of Cumberland and Province of Nova Scotia, more particularly bounded and described as follows:

BEGINNING at a point being the northeastern corner of lands of Ivan F. Trenholm acquired by Deed dated May 7, 1959 and registered at the Registry of Deeds in Book 222 at Page 606 as Document Number 519, with the bank of Lobster Cove.

THENCE south sixty five degrees west along the southeastern side of the said Ivan F. Trenholm lands one hundred feet to a right of way.

THENCE southeasterly along the said right of way fifty feet.

THENCE north sixty five degrees east a distance of one hundred feet to the said bank of Lobster Cove.

THENCE north west along the bank of Lobster Cove to the place of beginning.

BEING AND INTENDED TO BE THE LANDS DESCRIBED BELOW AS WRITTEN IN PREVIOUS DEEDS.

ALL that lot of land situate at Cold Spring Head of Northport, in the County of Cumberland and Province of Nova Scotia, more particularly bounded and described as follows:

BEGINNING at a stake on the right of way leading to Lobster Cove, so called, at the northeasterly corner of land of the Grantee, Ivan F Trenholm, thence running south sixty five degrees west along the northwesterly line of the grantees said land a distance of one hundred feet to a right of way

(In previous deeds the paragraph reads as follows:)

BEGINNING at a stake on the right of way leading to Lobster Cove, so called, at the northwesterly corner of land of the Grantee, thence running south twenty five degrees West along the northwesterly line of the grantees said land a distance of 100 feet to a right of way.

The Grantee referred to is Ivan F Trenholm. Northwesterly is incorrect and should have read Northeasterly. The bearing South 25 degrees West is not possible. It should have been South 65 degrees West.

THENCE northwesterly along said right of way a distance of fifty feet.

THENCE north sixty-five degrees east a distance of one hundred feet to the said bank of lobster cove.

THENCE southeasterly along said bank to the place of beginning

BEING the southeasterly half of the land comprised in an indenture bearing date the 1st day of September 1950 and made between Victor Embree et ux, of the one part and Bryden Angus, of the other part and registered in the registry of deeds at Amherst aforesaid in book 204 at pate 690 the said lands having been devised to Raemund R Angus. Together with the existing right now enjoyed by the grantors with respect to the said lands.

AND BEING the same lands as conveyed by deed dated the 19th day of March 1965 conveyed lands from Raemund R Angus, of the one part, to Ivan F Trenholm of the other part, said deed recorded in the registry of deeds at Amherst in book 235 at page 382

These two lots were conveyed by Ivan F Trenholm et ux to Charlotte Prime by deed dated August 22, 1989 and recorded at the registry of deed for the county of Cumberland in book 537 at page 858.

The same two lots are lots 2 and 3 in the deed from Charlotte I. Prime to Charlotte I Prime, William E Prime and Angela L Prime dated January 1, 1994 and recorded at the registry of deeds for the county of Cumberland in book 608 at page 28.

*** Municipal Government Act, Part IX Compliance ***

Not Subject To:

The parcel was created by a subdivision that predates subdivision control or planning legislation or by-laws in the municipality and therefore no subdivision approval was required for creation of this parcel.