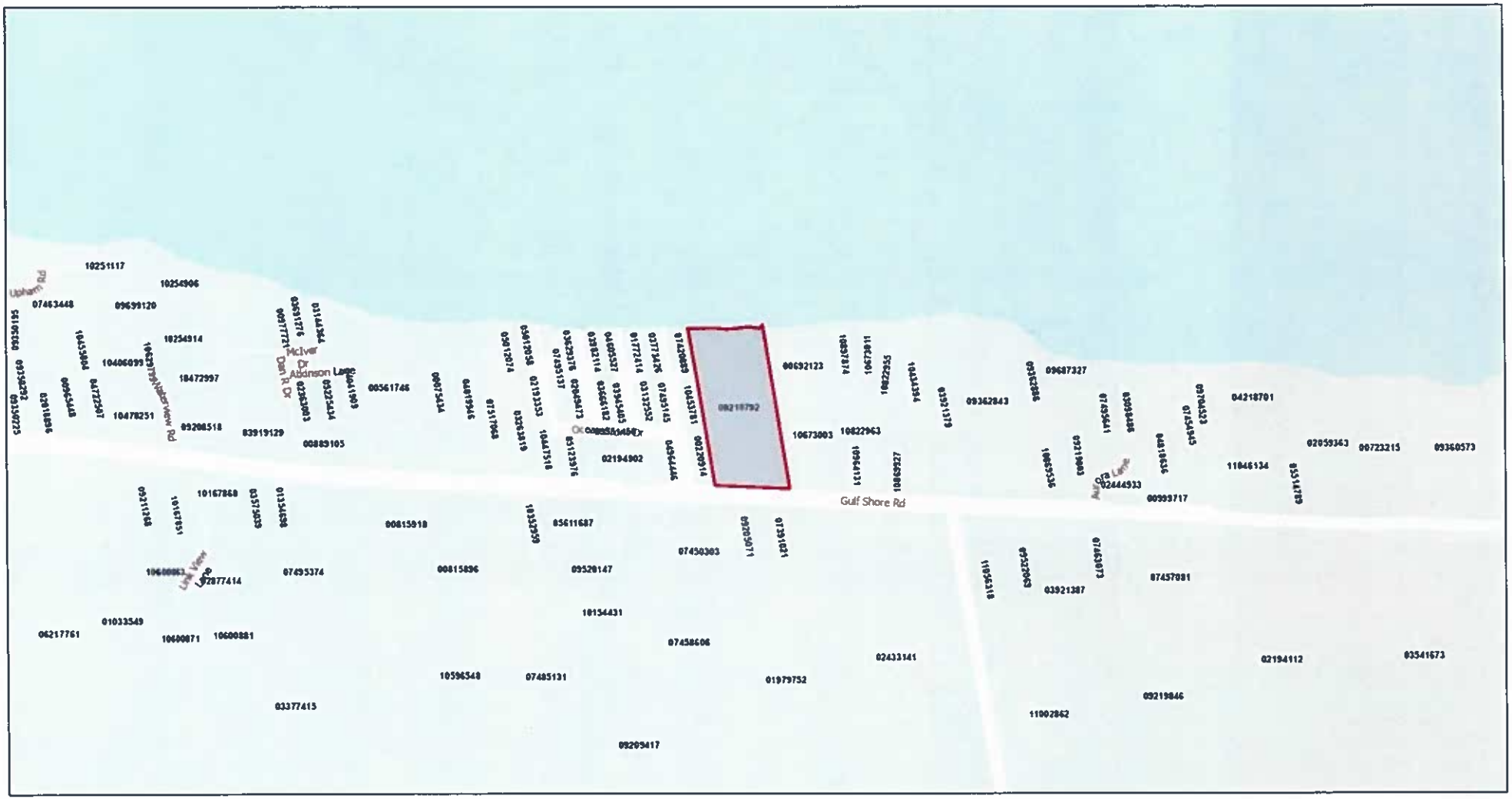
09210792 1465 GULF SHORE RD, GULF SHORE A GRAPHICAL REPRESENTATION ONLY



August 8, 2025

1:9,776

0 0.07 0.15 0.3 mi

0 0.13 0.25 0.5 km

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09210792 1465 GULF SHORE RD, GULF SHORE A GRAPHICAL REPRESENTATION ONLY



04/28/2023

Land Size 10.23 Acres

Sales

Price	Date	Number of Parcels
$0	12-DEC-2014	1
$0	15-SEP-2022	1

Values History

Year	Land	Building	OBY	Total Building	Total Market Value Assessment	Cap Assessment
2025	$242,900	$380,800	65800	$446,600	$689,500	$340,200
2024	$242,900	$380,800	65800	$446,600	$689,500	$335,200
2023	$186,200	$273,900	48200	$322,100	$508,300	$324,900
2022	$186,200	$243,000	44100	$287,100	$473,300	$301,700
2021	$182,300	$204,300	38500	$242,800	$425,100	$286,300
2020	$182,400	$206,400	38700	$245,100	$427,500	$285,500
2019	$186,200	$199,400	36800	$236,200	$422,400	$282,700
2018	$186,200	$203,800	38000	$241,800	$428,000	$274,800
2017	$186,200	$208,600	38700	$247,300	$433,500	$272,400
2016	$186,200	$208,200	40400	$248,600	$434,800	$268,700
2015	$186,200	$211,000	39400	$250,400	$436,600	$267,900
2014	$186,200	$212,600	40900	$253,500	$439,700	$262,400
2013	$186,200	$204,400	40300	$244,700	$430,900	$260,100
2012	$186,200	$204,100	24900	$229,000	$415,200	$242,700
2011	$187,000	$187,800	23200	$211,000	$398,000	$233,600
2010	$171,000	$177,800	21000	$198,800	$369,800	$227,100
2009	$156,200	$160,700	19100	$179,800	$336,000	$227,100
2008	$139,400	$141,400	16900	$158,300	$297,700	$220,000

MH Data

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

TAX ACCOUNT#:	09210792
PROPERTY:	1465 Gulf Shore Road, Gulf Shore, Nova Scotia
ASSESSED TO:	Anna Schofield
PID:	25396144

ALL AND SINGULAR that certain lot, piece or parcel of land situate, lying and being on the northerly bounds of the Gulf Shore Road, County of Cumberland, Province of Nova Scotia being as shown on a Plan of Survey showing lands of Northwood Properties Limited prepared by Michael E. Greene, N.S.L.S., dated July 24, 1999 and being more particularly described as follows:

(Bearings in the following description are oriented to the Nova Scotia Co-ordinate Grid, 3 deg. MTM, Zone 5, Central Meridian 64 deg. 30 min. West Longitude);

BEGINNING at a survey marker on the said northerly bounds of the Gulf Shore Road at the southeasterly corner of lands of Richard and Phyllis Barnett as described in Book 359 at Page 443 and being N 74 deg. 54 min. 55 sec. E a distance of 68.027 metres from Nova Scotia Control Monument No. 214946;

THENCE S 88 deg. 08 min. 36 sec. E along the said northerly bounds of the Gulf Shore Road a distance of 143.660 metres to an iron bar at the southwesterly corner of lands of Dale and Shirley Downey as described in Book 666 at Page 1075;

THENCE N 09 deg. 50 min. 33 sec. W along said lands of Dale and Shirley Downey and continuing along lands of Warman F. P. Castle and Sara MacRae-Castle a distance of 279.856 metres to a witness survey marker;

THENCE continuing N 09 deg. 50 min. 33 sec. W a further distance of 29.6 metres to a point on the ordinary high water mark of Northumberland Strait;

THENCE westerly along the said ordinary high water mark of Northumberland Strait a distance of 140.2 metres to a point at the northeasterly corner of lands of Roy and Natalie Morrison as described in Book 560 at Page 535;

THENCE S 09 deg. 39 min. 07 sec. E along said lands of Roy and Natalie Morrison a distance of 20.4 metres to a witness iron pipe, said iron pipe being S 85 deg. 58 min. 08 sec. W a distance of 140.517 metres from the last mentioned survey marker;

THENCE continuing S 09 deg. 39 min. 07 sec. E along said lands of Roy and Natalie Morrison a distance of 65.136 metres to a survey marker at the southeasterly corner thereof;

THENCE continuing S 09 deg. 39 min. 07 sec. E along other lands of Roy and Natalie Morrison as described in Book 560 at Page 535 a distance of 96.310 metres to a survey marker at the northeasterly corner of said lands of Richard and Phillis Barnett;

THENCE continuing S 09 deg. 39 min. 07 sec. E along said lands of Richard and Phillis Barnett a distance of 103.509 metres to the place of beginning.

The above described lot to contain 4.142 hectares, more or less, and being and intended to be a portion of lands described as Parcel 23 in a Deed from John Caraberis and Bonnie Bond to Northwood Properties Limited dated June 30, 1997, recorded in the Registry of Deeds Office in Amherst, Nova Scotia in Book 674 at Page723.

BEING the same lot of land as conveyed by Warranty Deed dated May 4, 2000 from Sevaen Holdings Limited to David Ralph Neaves and Wendy Lee Neaves, registered in the Cumberland County Land Registration Office on May 8, 2000 in Book 721 at Page 528 as Doc. No. 1436.

MGA Compliance Statement: 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.