

86

RIVERVIEW DRIVE

TIMBERLEANS



PRESENTED BY ASSIST 2 SELL, HOMEWORKS REALTY

86

R I V E R V I E W D R I V E

T I M B E R L E A N S

Welcome to a truly one-of-a-kind home in Royal Oaks, where modern design meets natural surroundings and every detail has been thoughtfully curated.

From the moment you arrive, the home's clean architectural lines, covered front entry, and stone-accented landscaping set the tone. Inside, a bright, welcoming foyer features a striking custom staircase with natural wood treads and black metal spindles—an immediate showcase of the home's quality craftsmanship.

The main level is designed for both everyday living and entertaining, featuring warm-toned wide-plank flooring, soft neutral colour palettes, and an open-concept layout anchored by a stunning chef's kitchen. Here, you'll find a large waterfall-style island, quartz countertops, two-tone cabinetry, modern black hardware, and a stylish subway tile backsplash. Stainless steel appliances and contemporary pendant lighting complete the space.

The kitchen flows seamlessly into the dining area and spacious living room, highlighted by oversized windows, a sleek electric fireplace with shiplap surround, and access to the private rear deck—perfect for indoor-outdoor living.

A dedicated home office, beautifully finished powder room with stone countertop vanity, and functional mudroom add both style and practicality to the main level.

Upstairs, the primary suite offers a serene retreat with generous proportions, while the spa-inspired ensuite (as described) complements the home's elevated finishes. Two additional bedrooms and a bright, well-appointed laundry room complete this level.

The fully finished lower level continues the home's quality with two additional bedrooms, a full bath, and convenient access to the 1.5-car garage—ideal for guests, teens, or extended family.

Outside, the landscaped lot features natural rock accents, a paved driveway, and a fenced area perfect for children or pets. Just steps away, enjoy river access for kayaking or swimming, offering a rare lifestyle connection to nature.

Located minutes from Brunello Golf, Bayers Lake, and downtown Halifax, this home delivers a perfect balance of modern comfort, thoughtful design, and exceptional location.

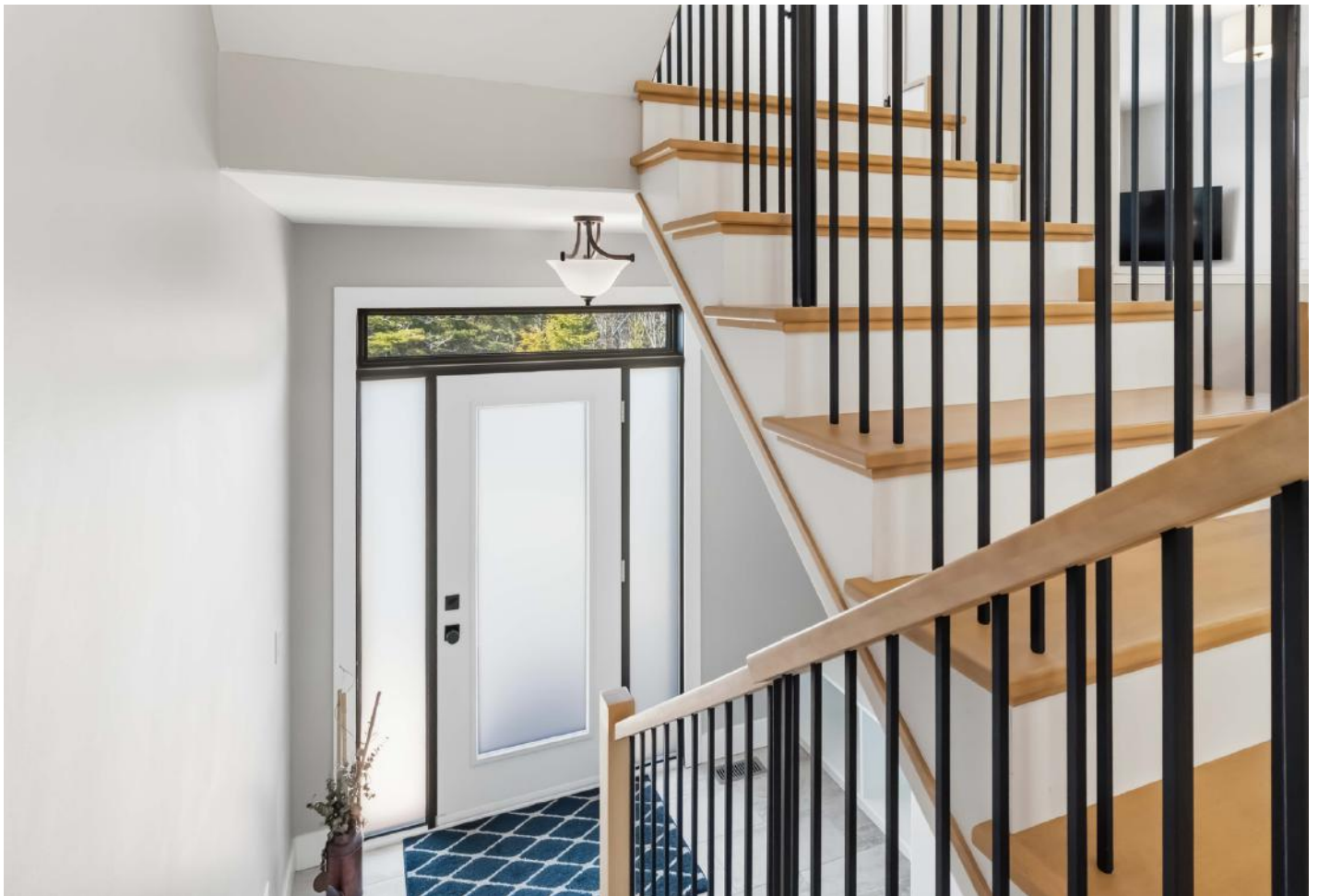
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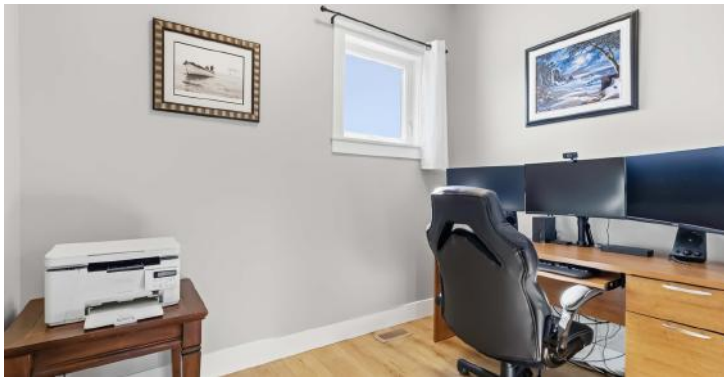
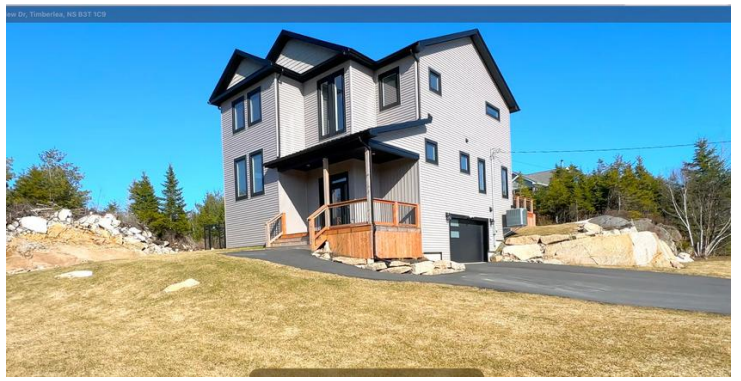
THE PROPERTY

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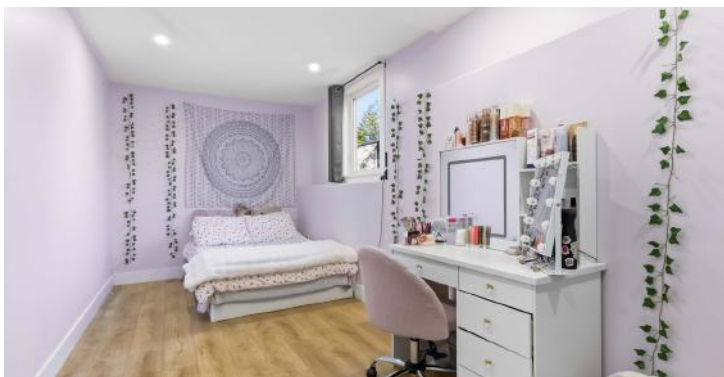


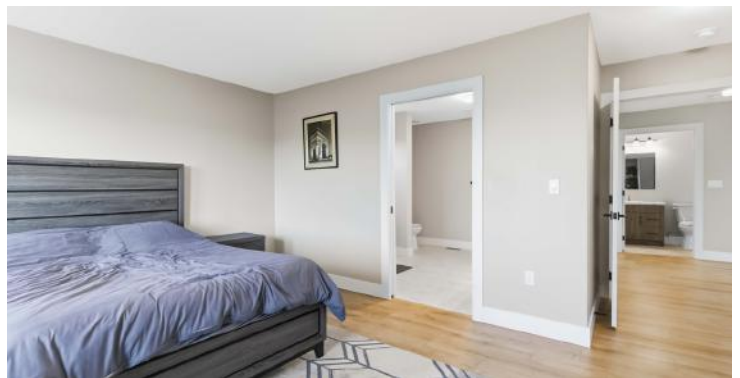


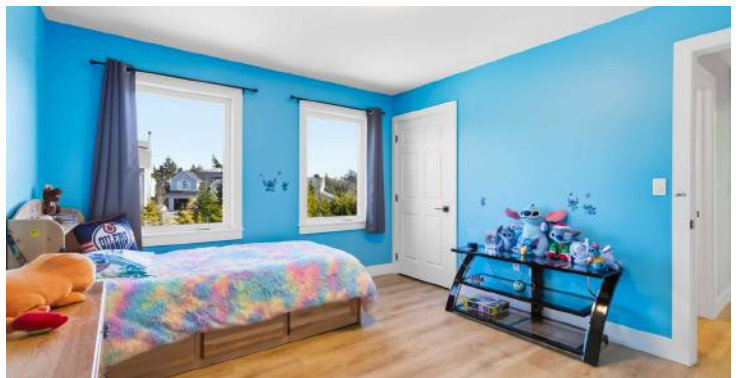
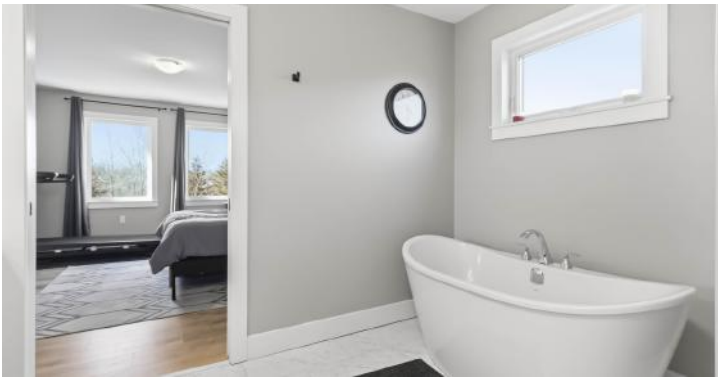








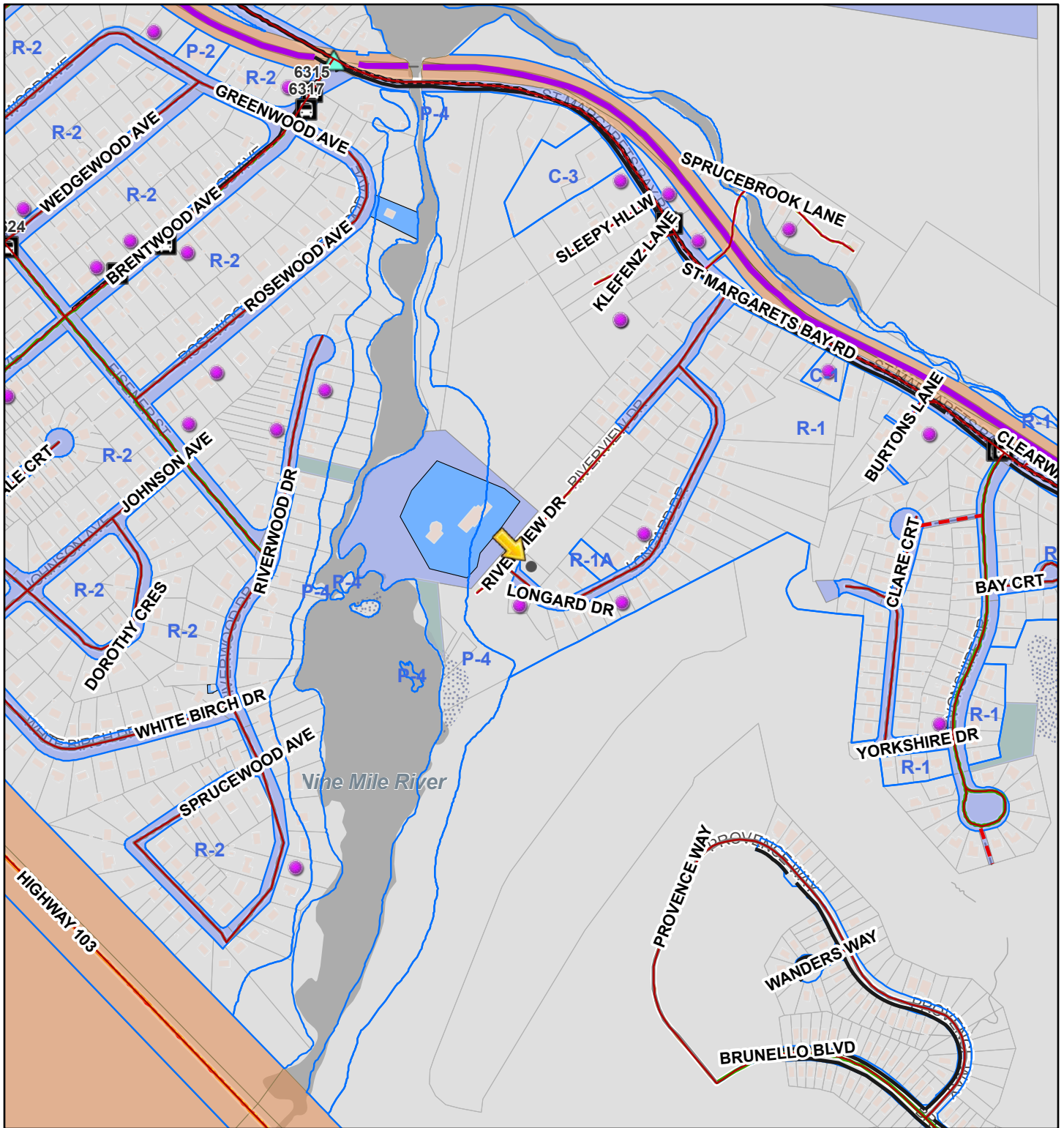






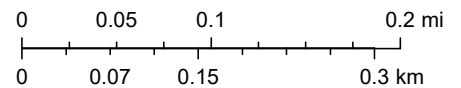
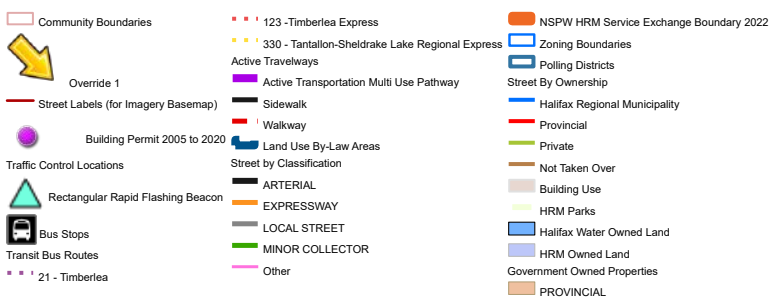


86 Riverview Dr Timberlea NS B3T 1C9



3/26/2026, 10:21:40 AM

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Halifax Regional Municipality



86 Riverview Dr

Timberlea, NS

HOODQ ADDRESS REPORT™

Visit the Homebuyer Hub

<https://hoodq.com>

SCHOOLS

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



Nearby Schools

Beechville Lakeside Timberlea Senior Elementary School

Designated Catchment School
Grades 2 to 5
24 James St

Beechville Lakeside Timberlea Junior Elementary School

Designated Catchment School
Grades PK to 1
22 James St

LookDeeper

Ridgecliff Middle School

Designated Catchment School
Grades 6 to 9
35 Beech Tree Run

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

Bay View High School

Designated Catchment School
Grades 10 to 12
31 Scholars Rd

PARKS & REC

This home is located in park heaven, with 3 parks and 6 recreation facilities within a 20 minute walk from this address.



Riverwood Drive Park

Riverwood Drive



3 mins

Timberlea Village Park

Devonshire Dr



7 mins

Beechville Lakeside Timberlea Trail Park

St Margarets Bay Rd



5 mins

FACILITIES WITHIN A 20 MINUTE WALK

3 Playgrounds

1 Ball Diamond

1 Tennis Court

2 Trails

2 Basketball Courts

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 6 minute walk away.

Nearest Street Level Transit Stop

St Margarets Bay Rd Opposite Klefenz Ln
(6173)

6 mins

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 11km.

Queen Elizabeth II Health Sciences Centre - Halifax Infirmary Site

1796 Summer St

Fire Station

26 Myra Rd

Police Station

3389 McAlpine Ave



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.



Property Online Map

Date: March 26, 2026 10:25:46



PID: 40753626
County: HALIFAX COUNTY
LR: LAND REGISTRATION

Address: 86 RIVERVIEW DRIVE
 TIMBERLEA
 LOT 48

AAN: 08980608
Value: \$832,700.00 (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:

86 Riverview Dr
Timberlea NS B3T 1C9

- **Elementary**
- **PP - 1 Beechville-Lakeside-Timberlea**
- **Jr. Elementary School**
- 2 - 5 Beechville-Lakeside-Timberlea
- Sr. Elementary School
-
- **Junior**
- 6 - 9 Ridgecliff Middle School
-
- **Senior**
- 10 - 12 Bay View High School
-
- **Elementary - Early Immersion**
- **PR - 1 Beechville-Lakeside-Timberlea**
- **Jr. Elementary School**
- 2 - 5 Beechville-Lakeside-Timberlea
- Sr. Elementary School

-
-
- **Junior - Early Immersion**
- 6 - 9 Ridgecliff Middle School
-
- **Senior - Early Immersion**
- 10 - 12 Bay View High School
-
- **Junior - Late Immersion**
- 6 - 9 Ridgecliff Middle 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>



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:

86 Riverview Dr
Timberlea NS B3T 1C9



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



Property Address:

86 Riverview Dr Timberlea NS B3T 1C9

 NS Power	 Natural Gas	 Propane	 Oil
\$ 4,696.79	\$ N/A	\$ N/A	\$ N/A

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:

86 Riverview Dr Timberlea NS B3T 1C9



DUE DATE

2026/2027



ASSESSMENT #

#08980608



INTERIM TAXES
2026/2027

\$,4,642.33

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.

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 Savings!*®"

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.

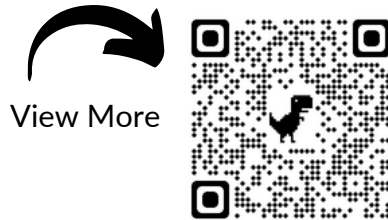
"That way, when you are ready to choose a real estate professional, you will understand how Assist-2-Sell works and if we are the best choice for you," says Michael. "We've been doing this since 2001 in every type of market. We've sold thousands of homes on a simple program of providing quality, professional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



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



Dartmouth
SOLD 2025
Seller Saved
\$22,121.70
in Commission Fees



St. Margarets Village
SOLD 2025
Seller Saved
\$23,005.69
in Commission Fees



Halifax
SOLD 2025
Seller Saved
\$21,740.75
in Commission Fees



Dartmouth
SOLD 2025
Seller Saved
\$27,160.50
in Commission Fees



Fergusons Cove
SOLD 2025
Seller Saved
\$22,545.75
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	\$ 9,005.00
\$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.

86 Riverview Dr Timberlea NS B3T 1C9
MLS# 202606862

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://86RiverviewDr.TheBestListing.com>



Assist  Sell
HomeWorks Realty

www.AsLowAs2995.com