

# 90

## LINDENWOOD TERRACE DARTMOUTH NS



PRESENTED BY ASSIST 2 SELL, HOMEWORKS REALTY

# 90

## L I N D E N W O O D T E R R A C E

D A R T M O U T H N S

Stunning fully renovated executive bungalow in sought-after Russell Lake West. This 3,100 sq ft two-level home offers 4 bedrooms, 3 bathrooms, and an open-concept design enhanced by 14' vaulted entrance ceilings, coffered ceilings in the kitchen, dining room, family room, and primary suite, plus crown mouldings throughout. The brand new custom kitchen features stainless steel appliances including a gas stove, granite countertops, a striking copper farmhouse sink, and abundant storage. Two natural gas fireplaces, including a stunning three-sided unit between the kitchen and family room. Rich hardwood flooring flows throughout the main level.

The main floor primary suite includes a 5-piece ensuite, walk-in closet, and direct walkout to a spectacular two-level deck with panoramic views of Russell Lake. A second main-floor bedroom and full bath offer flexibility for guests, children, or a home office, with main-floor laundry for added convenience.

The lower level features two generously sized bedrooms, a full bathroom, and a spacious rec room with walkout to the private backyard oasis – complete with a natural gas heated pool, hot tub, and breathtaking greenspace views.

Recent updates include a new roof, exterior and garage doors, solar panels, forced air natural gas, ducted heat pump, and EV charging unit in the double attached garage. The beautifully landscaped, fully fenced yard backs onto a greenbelt with a natural gas BBQ hookup, two-level deck, and shade structure. Minutes to shopping, schools, trails, parks, pickleball courts, and lakes, with easy access to the Circumferential Highway and quick commutes to Halifax, Dartmouth, the airport, and Shearwater.

F O R S A L E



## 90 Lindenwood Terrace

Dartmouth NS B2W 0B1

**MLS #** 202615841  
**PID #** 41207549  
**Type** SFAM  
**Square Footage (MLA)** 1,582  
**Total Fin SqFt (TLA)** 3,164  
**Building Dimensions** 47 x 43

**Style** DTCHD  
**Lot Size**  
**Garage** Y  
**Number of Bedrooms** 4  
**Full Baths** 3  
**Half Baths** 0  
**Building Age** 19

[Virt Tour URL](#)

### Additional Photos



### General Property Information and Property Features

<b>Zoning</b>	<b>Elementary School</b> BROOKHOUSE	<b>BUILDING STYLE</b> Bungalow
<b>Monthly Condo Fee</b>	<b>Middle/Jr School</b> ELLENVALEJ	<b>PROPERTY SIZE</b> Under 0.5 Acres
<b>Condo Corp #</b>	<b>High School</b> WOODLAWN	<b>BASEMENT</b> Walkout
<b>Mobile/Leased Land Fees</b>	<b>Fr Imm Elementary School</b> SHANNONPAR	<b>FOUNDATION</b> Poured Concrete
<b>Mini/Mobile CSA/ABS#</b>	<b>Fr Imm Middle/Jr School</b> DARTMOUTHHS	<b>EXTERIOR FINISH</b> Brick, Vinyl
<b>Mini/Mobile Serial #</b>	<b>Fr Imm High Schc</b> DARTMOUTHH	<b>FLOORING</b> Carpet, Ceramic, Engineered Hardwo
<b>Water Type</b>	<b>Garage Details</b> 2 car built in	<b>HEATING/COOLING TYPI</b> Forced Air, Ductless Cooling
<b>Water Frontage Meas</b>	<b>Rental Income</b>	<b>FUEL TYPE</b> Electric, Natural Gas
<b>Inclusions</b> Fridge, Gas Stove, Dishwasher, Gas Dryer, Washer, Gas Barbeque, Microwave, Central Vac plus attachments Gaze		<b>WATER SOURCE</b> Municipal
<b>Exclusions</b>		<b>SEWAGE DISPOSAL</b> Municipal

#### Directions to Property

Baker Dr. to Lindenwood

Room Type	Level	Dimensions	Room Type	Level	Dimensions
FOYER	M	9.10 x 10.0	RECRM	L	22.7 x 22.7
LIVIN	M	25.9 x 13.3	BEDRM	L	10.8 x 15.10
DINRM	M	13.6 x 11.8	BEDRM	L	9.8 x 13.5
KITCH	M	12.4 x 12.4	UTIL	L	11.7 x 12.11
MBED	MBED	14.3 x 16.7			
BEDRM	BEDRM	10.10 x 13.3			

### Property Overview

Stunning fully renovated executive bungalow in sought-after Russell Lake West. This 3,100 sq ft two-level home offers 4 bedrooms, 3 bathrooms, and an open-concept design enhanced by 14' vaulted entrance ceilings, coffered ceilings in the kitchen, dining room, family room, and primary suite, plus crown mouldings throughout. The brand new custom kitchen features stainless steel appliances including a gas stove, quartz countertops, a striking farmhouse sink, and abundant storage. Two natural gas fireplaces, including a stunning three-sided unit between the kitchen and family room. Rich hardwood flooring flows throughout the main level. The main floor primary suite includes a 5-piece ensuite, walk-in closet, and direct walkout to a spectacular two-level deck with panoramic views of Russell Lake. A second main floor bedroom and full bath offer flexibility for guests, children, or a home office, with main floor laundry for added convenience. The lower level features two generously sized bedrooms, a full bathroom, and a spacious rec room with walkout to the private backyard oasis — complete with a natural gas heated pool, hot tub, and breathtaking greenspace views. Recent updates include a new roof, exterior and garage doors, solar panels, forced air natural gas, ducted heat pump, and EV charging unit in the double attached garage. The beautifully landscaped, fully fenced yard with pool backs onto a greenbelt with a natural gas BBQ hookup, two-level deck, and shade structure. Minutes to shopping, schools, trails, parks, pickleball courts, and lakes, with easy access to the Circumferential Highway and quick commutes to Halifax, Dartmouth, the airport, and Shearwater.

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

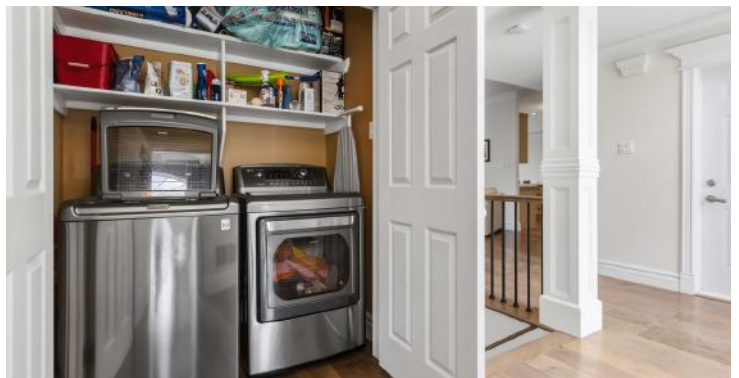
PANORAMIC LAKE VIEWS. EXECUTIVE FINISHES.  
YOUR DREAM HOME AWAITS IN RUSSELL LAKE WEST



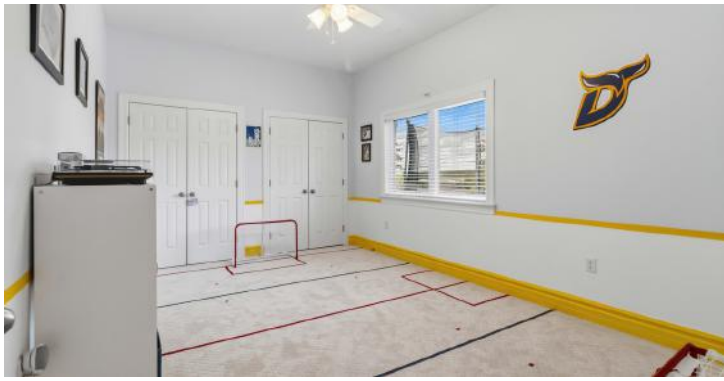








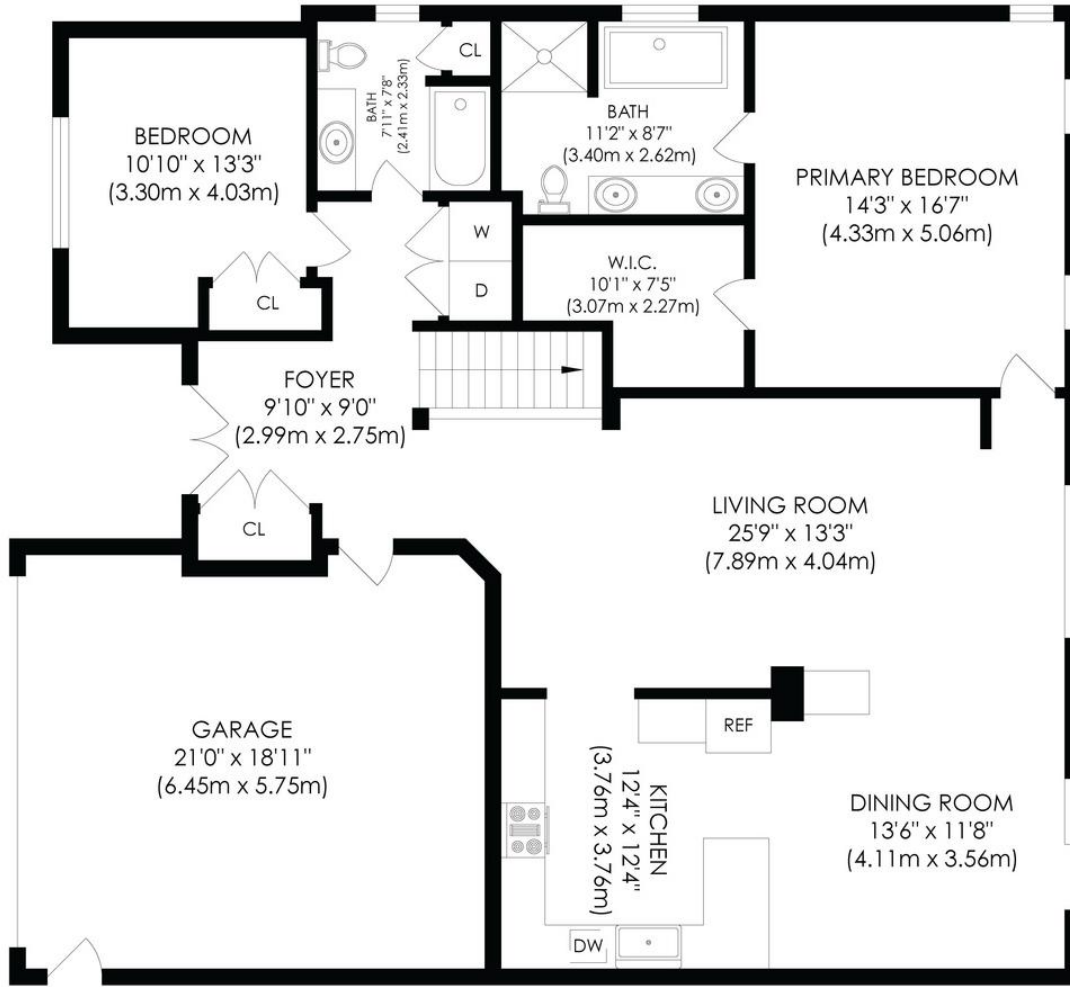




# FLOOR PLANS

90 Lindenwood Terrace Dartmouth

THE MAIN FLOOR



0' 5'

MAIN LEVEL

FLOOR PLAN AREA 1,527 sq.ft.

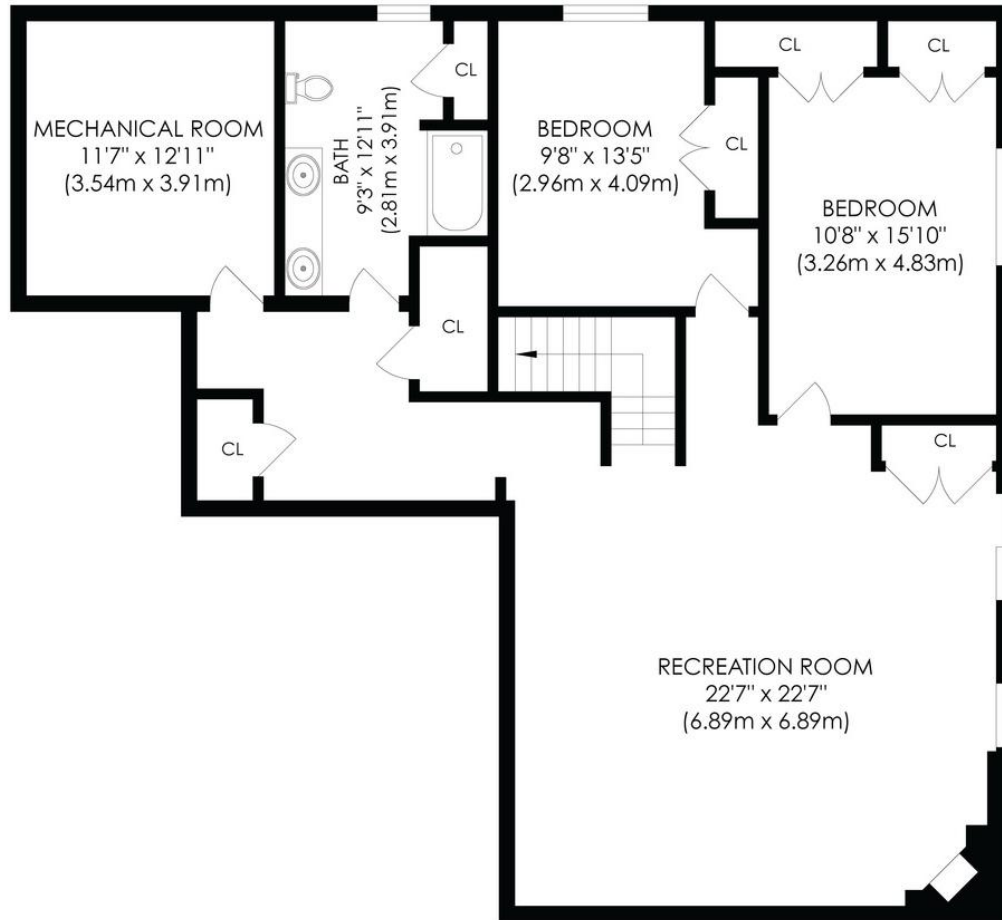
APPROXIMATE SQUARE FOOTAGE  
ALL DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

90 LINDENWOOD TERRACE, DARTMOUTH, NS B2W 0B1

# FLOOR PLANS

90 Lindenwood Terrace Dartmouth

THE LOWER FLOOR



**BASEMENT**

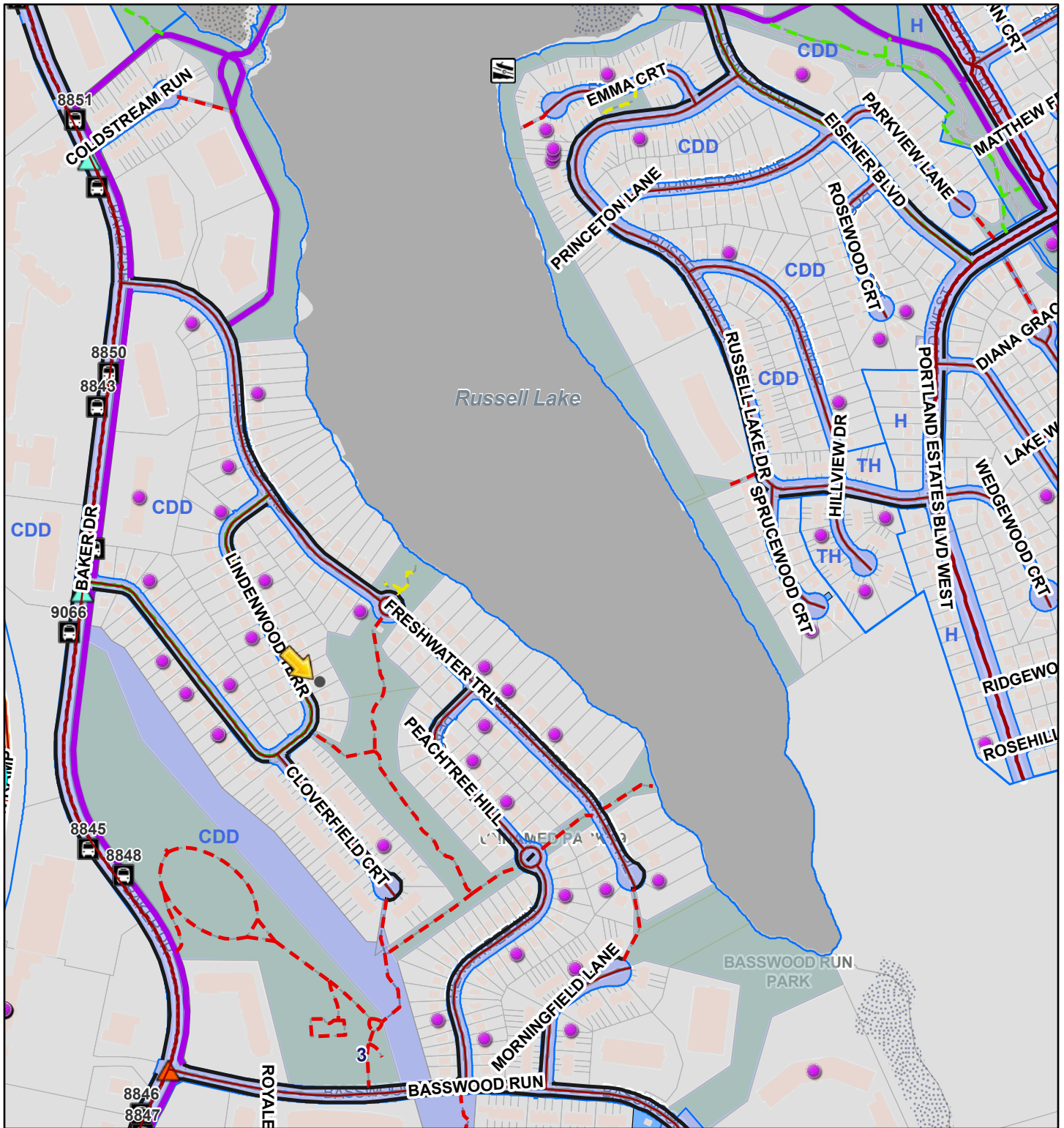
0' 5'

FLOOR PLAN AREA 1,376 sq.ft.

APPROXIMATE SQUARE FOOTAGE  
ALL DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

90 LINDENWOOD TERRACE, DARTMOUTH, NS B2W 0B1

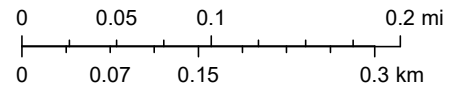
# 90 Lindenwood Terr Dartmouth NS B2W 0B1



6/23/2026, 10:31:27 AM

1:9,028

- Community Boundaries
- Override 1
- Street Labels (for Imagery Basemap)
- Building Permit 2005 to 2020
- Boat Facilities
- Traffic Control Locations
- Rectangular Rapid Flashing Beacon
- Signalized Intersection
- Bus Stops
- Transit Bus Routes
  - 67 - Baker
  - Active Travelways
  - Active Transportation Multi Use Pathway
  - Sidewalk
  - Trail
  - Walkway
  - Pathway
  - Land Use By-Law Areas
  - Street by Classification
  - EXPRESSWAY
  - LOCAL STREET
- MAJOR COLLECTOR
- MINOR COLLECTOR
- Other
- NSPW HRM Service Exchange Boundary 2022
- Zoning Boundaries
- Polling Districts
- Street By Ownership
- Halifax Regional Municipality
- Provincial
- Private
- Building Use
- HRM Parks
- Halifax Water Owned Land
- HRM Owned Land



Halifax Regional Municipality

# Schools



## PROPERTY ADDRESS:

90 Lindenwood Terr  
Dartmouth NS B2W 0B1

### Elementary

- PP - 5 Brookhouse Elementary School

### Junior

- 6 - 9 Ellenvale Junior High School

### Senior

- 10 - 12 Woodlawn High School

### Elementary - Early Immersion

- PR - 6 Shannon Park Elementary School

### Junior - Early Immersion

- 7 - 8 Dartmouth South Academy

### Senior - Early Immersion

- 9 - 12 Dartmouth High School

### Junior - Late Immersion

- 7 - 9 Ellenvale Junior High School

### Senior - Late Immersion





- 10 - 12 Dartmouth 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>

## 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
<u>\$ 2,318.76</u>	<u>\$ 3,688.68</u>	<u>\$ N/A</u>	<u>\$ N/A</u>

ADDRESS:

90 Lindenwood Terrace Dartmouth NS B2W 0B1

Current Utility Bills Provided upon request

# 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:

90 Lindenwood Terrace  
Dartmouth NS B2W 0B1



Equipment	Financing/Leasing/Rental Company	Term	Expiry Date	Amount (inc. HST)/ Payment
Furnace/Boiler				
Heat Pump				
Hot Water Tank				
Solar Panels	Polaron	Monthly	May 2034	\$157.13 +HST
Security System				
Area/Yard Light				

# Property Tax

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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:

90 Lindenwood Terrace Dartmouth NS B2W 0B1



DUE DATE

2026/2027



ASSESSMENT #

# 09911812



INTERIM TAXES  
2026/2027

\$3,111.98

# 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](http://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!”<sup>®</sup>

We have saved metro home sellers over **23.5 Million Dollars** in commission fees since 2001!

  
View More

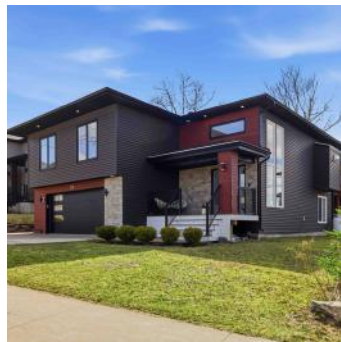


## Highlights of recent SOLD Properties

View More Sold Properties: [https://www.homeworksrealty.ca/our\\_seller\\_savings](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 20256  
**Seller Saved**  
**\$16,932.42**  
in Commission Fees



Halifax  
SOLD 2025  
**Seller Saved**  
**\$33,082.80**  
in Commission Fees

902 446-3113

**Assist  Sell.**

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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](http://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.

90 Lindenwood Terrace Dartmouth NS B2W 0B1  
MLS# 202615841

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://90lindenwood.thebestlisting.com/>



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HomeWorks Realty

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