

Assessed to: SELLON ANN MARIE
7 WEST LAKE AVENUE, LOT 7, MOUNT
UNIACKE

"All that lot of land at Mount Uniacke, in the County of Hants shown as Lot No. 7 on a plan of lands of Moore Subdivision dated 29th day of November, 1973, made by D. R. Hiltz, N.S.L.S. Said Lot No. 7 being described as follows: -
BEGINNING on the Southeast boundary of the right of way shown on said plan leading from Route No. 1 through said subdivision at a point distant two hundred and thirteen decimal forty-eight (213.48) feet from the junction of the Western boundary of Route No. 1 with the Southeast boundary of the said right of way;
THENCE South thirty-eight degrees thirty minutes East (S 38° 30' E) along the boundaries of Lots 4 and 5 two hundred and thirty-one decimal forty (231.40) feet to the boundary of lands of Eric Stevens;
THENCE South fifty-one degrees seventeen minutes West (S 51° 17' W) along Eric Stevens boundary ninety (90) feet;
THENCE North thirty-eight degrees thirty minutes West (N 38° 30' W) along the boundary of Lot No. 9 two hundred and thirty-one decimal seventy-five (231.75) feet to the said right of way;
THENCE North fifty-one degrees thirty minutes East (N 51° 30' E) along the Southeast boundary of the said right of way ninety (90) feet to the place of beginning, containing an area of twenty thousand eight hundred forty-two (20,842) square feet.
AND the said hereinbefore described lot shall be subject to the following building and other restrictions and conditions which shall be deemed to be covenants running with the land for the benefit of the owner or owners from time to time of the lands now owned and in possession of the Grantors in the subdivision as delineated and shown on the plan hereinbefore referred to and of which the said hereinbefore specifically described lands form a part:
1. No building shall be erected on the said lands costing less than Twenty-Five Thousand dollars.
2. No mobile home or trailers shall be placed on the lands herein described.
3. No building shall be erected on the lands hereinbefore specifically described other than one detached dwelling house to be suitable for the use of and to be used by a single family only and the duplex to be suitable for the use of and to be used by two families only, except that a garage may be erected thereon suitable for the occupants of said dwelling house or duplex."



Property Online Map

Date: February 27, 2026 16:58:06



PID:	45140407	Address:	7 WEST LAKE AVENUE MOUNT UNIACKE LOT 7	AAN:	01606379
County:	HANTS COUNTY	Owner:	ANN MARIE SELLON	Value:	\$260,500.00 (2026 RESIDENTIAL TAXABLE)
LR:	NOT LAND REGISTRATION				

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.

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