



### Closing Date

### General Property Information:

**Prop Knwn As/Bdy of Water** Heckmans Back Harbour  
**Water Frontage Meas** 150.00  
**Water Frontage Units** Feet  
**Zoning** RES  
**Inclusions** fridge, stove, washer & dryer, floating dock & ramp

**Exclusions**  
**Association Fees**  
**Condo Corp #**  
**Monthly Condo Fee**  
**Condo Fee Includes**

**Elementary School** Bluenose Academy  
**Middle/Jr School** Bluenose Academy  
**High School** Park View Education Centre  
**Fr Imm Elementary School** Centre scolaire de la Rive Sud (P-12)  
**Fr Imm Middle/Jr School** Centre scolaire de la Rive Sud (P-12)  
**Fr Imm High School** Centre scolaire de la Rive Sud  
**Other** South Shore Waldorf School & Kindergarten  
**Garage Details**  
**Parking Details** gravel driveway  
**Rental Income** Potential  
**Mini/Mobile CSA/ABS#**  
**Mini/Mobile Serial #**  
**Mobile/Leased Land Fees**

ROOM TYPE	LEVEL	ROOM
Living Room	Main Floor	22.9 x 13.8
Dining Room	Main Floor	9.9 x 9.6
Kitchen	Main Floor	9 x 9.7
Foyer	Main Floor	7 x 4.2
Bedroom	Main Floor	13.7 x 12.7
Bath 1	Main Floor	8.4 x 5.5 (3-pc)
Laundry	Main Floor	7.9 x 5.3

### Property Overview

Discover a Paddler's Dream, just outside popular Lunenburg! The intricate waterways, inlets and small coves of Heckman's Island, Back Passage, and Tanners Pass, out to Stonehurst, Blue Rocks, the Eastern Points Islands and the open Atlantic, provide some of Nova Scotia's most interesting waters for kayakers and canoers to explore. Amidst it all, sits this cozy year-round cottage, steps from the waters' edge with a small dock for launching your aquatic adventures. The setting is idyllic...off a quiet private road, on a peaceful tidal inlet; and the spacious open-plan cottage is the perfect all-season getaway, with beautiful plank floors, exposed beams and a toasty woodstove for the cooler months. A spacious Master wing has patio doors to enjoy the water view from bed, or step out for your morning coffee. For the nature enthusiast, at low tide, the cove empties out leaving herons to feed in the seagrass. Could this be heaven?...heck, man...it's Heckmans! Located just 10 minutes from amenity rich Lunenburg and its vibrant downtown with many restaurants, shops and galleries. Enough dreaming...why not paddle on down for a look?

### Property Features

**BUILDING STYLE** Cottage/Camp, 1 Level  
**PROPERTY SIZE** 0.5 to 0.99 Acres  
**BASEMENT** Crawl Space  
**FOUNDATION** Piers  
**EXTERIOR FINISH** Wood Siding  
**ROOF** Asphalt Shingle  
**FLOORING** Softwood  
**HEATING/COOLING TYPE** Baseboard, Stove  
**FUEL TYPE** Electric, Wood  
**WATER SOURCE** Dug  
**SEWAGE DISPOSAL** Septic  
**UTILITIES** Electricity, High Speed Internet, Telephone

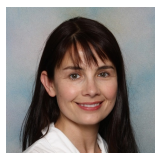
**DRIVEWAY/PARKING STRUCTURES** Gravel Deck, Dock, Shed  
**FEATURES** Wood Stove(s), See Remarks  
**RENTAL EQUIPMENT** None  
**WATER FRONTAGE** Harbour, Ocean  
**WATER ACCESS/VIEW** Access: Bay, Access: Boat, Access: Ocean, View: Bay, View: Ocean  
**LAND FEATURES** Cleared, Landscaped, Level, Partially Fenced

### MLS Client View - RESIDENTIAL

<b>MLS #</b>	201710530	<b>Number of Bedrooms</b>	1
<b>PID #</b>	60170032	<b>Master On Main Floor?</b>	Yes
<b>Additional PID</b>		<b>Full Baths</b>	1
<b>Type</b>	Cottage / Rec. Properties	<b>Half Baths</b>	0
<b>Listing Status</b>	ACTIVE	<b>Building Age</b>	45
<b>Listing Price</b>	\$225,000	<b>Year Built Unknown</b>	Yes
<b>Selling Price</b>		<b>Total Fin SqFt (TLA)</b>	884
<b>Address</b>	38 Linwood Road	<b>Square Footage (MLA)</b>	884
<b>Address 2</b>		<b>Building Dimensions</b>	33.8 x 20.5 + 14.2 x 13.10
<b>Community</b>	Heckman's Island	<b>Lot Size</b>	21,527 sq ft (.5 acre)
<b>District</b>	405-Lunenburg County	<b>Garage</b>	No
<b>Sub-District</b>	B3		
<b>Style</b>	Recreational		

### Directions to Property

Follow the Blue Rocks Rd out of Lunenburg and turn left onto Heckmans Island Rd. Continue 4.7 km to Linwood Rd on your left. #190 is the 2nd driveway on your right. Realty sign posted.



**Cynthia Dial - Main: 902-298-0332**  
**cindy@reddoorrealty.ca**  
**RED DOOR REALTY - 16940**

List Office

RED DOOR REALTY - 16940





**MLS #** 201710530  
**List Price** \$225,000  
**Status:** ACT  
**Class:** RE

**Address** 38 Linwood Road  
**Community** HECKMANS  
**Province** NS  
**Postal Code** B0J 2C0

**Listing Office:**  
RED DOOR REALTY - 16940



Data provided by the Nova Scotia Association of REALTORS®.



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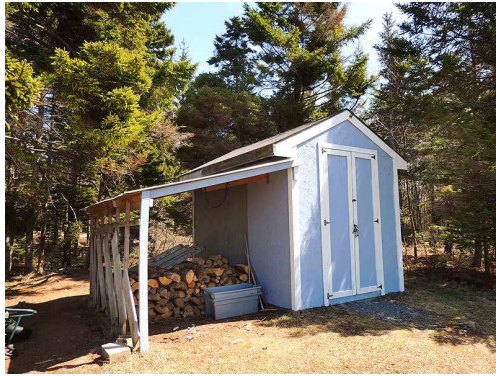


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