

32 Evergreen Lane, Heckman's Island



 60170511

File# 629

Heaven on Heckman's Island!

\$698,000.00 CAD

Heaven on Heckman's Island! Spectacular one-year old, oceanfront home with 140' of gentle shoreline on Heckmans Back Harbour, a paradise for kayakers with easy access to the broader sailing waters of Mahone Bay. This beautifully designed 1-level home features an impressive Great Room with towering 22' cathedral ceilings, stone fireplace & walkout to a house-wide covered veranda overlooking the water. The open Kitchen has quality stainless steel appliances & granite countertops, and a massive single slab granite island. The Master Suite occupies one wing of the house with a large & sunny Bedroom with walkout, a gorgeous Ensuite, and walk-in closet. Guests are treated to complete privacy in the opposite wing with 2 Bedrooms & a Full Bath. The Front Bedroom enjoys waterviews & a walkout to the veranda. The Back Bedroom would make a great office/den. Finished 330sf loft above garage would be ideal for Family Room or Studio. Heated garage, laundry room, state of the art systems, including multi-zoned hotwater in-floor radiant heat throughout the house. South-west orientation is perfect for afternoon sun & incredible sunsets over the water. A 10 minutes' drive to Lunenburg...even closer by kayak!

Listing Agents

Cindy Dial P: 902-640-3355 C: 902-298-0332 E: cindy@coastalwindsrealty.com

Adam Dial P: 902-640-3355 C: 902-298-0336 E: adam@coastalwindsrealty.com



Directions

Follow Blue Rocks Road out of Lunenburg towards Bluerocks and Stonehurst. 3km outside of town watch for Heckmans Island Road on your left. Follow Heckmans Island Rd 5.5km to where it turns into Hebb Point Rd and continue another 600m then veer left onto Striders Path. 400m on Striders Path then turn right onto Evergreen Lane. Driveway for civic #32 is on your right. Look for the Coastal Winds sign!



www.CoastalWindsRealty.com
info@coastalwindsrealty.com

Lunenburg Waterfront Office
123 Bluenose Drive
Lunenburg, NS B0J 2C0
P: 902-640-3355
F: 902-640-3356

Musquodoboit Harbour Office
11 East Petpeswick Road, Musquodoboit Harbour
Musquodoboit Harbour, NS B0J 2L0
P: 902-889-2132
F: 902-889-4239

Interested parties are encouraged to seek independent verification of facts presented herein.

Property Highlights

Age ±: 2011

Lot Size: 45,120 sq ft (1.04 acres)

Dimensions:

Zoning: Residential

Assessment: \$406,400 (2012)

Taxes: \$3414 (2012)

Style: Contemporary

Bedrooms: 3

Bathrooms: 2

Flooring:

Heating: Hot Water In-floor Radiant
(Electric Boiler), Propane Fireplace

Water: Dug Well

Sewer: Septic

Parking: Gravel Driveway with Parking
for Multiple Vehicles

Garage: Attached Single (w/ In-floor
Radiant Heat)

Services: Electricity, Phone, Wireless
High-speed Internet

Rooms

Living Room: 17' x 20' (Main)
Kitchen/Dining Room: 17' x 16' (Main)
Master Bedroom: 13.5' x 13.5' (Main)
Master Ensuite (3-pc): 9.5' x 8.5' (Main)
Walk-in Closet: 6' x 5.5' (Main)
Bedroom: 13.5' x 13.5' (Main)
Bedroom: 13.5' x 9.5' (Main)
Guest Bathroom (4-pc): 9.5' x 5' (Main)
Utility Room: 8' x 5' (Main)
Laundry: 7.5' x 5' (Main)
Garage Loft: 22' x 15' (Main)
Hallway: 7.5' x 3.5' (Main)
Entry Hallway: 22.5' x 3.5' (Main)