



Price: \$698,000	MLS® #: 60170511
Status: Active	
Legal Descr.: WEST HECKMANS ISLAND - LUNENBURG CO.	
Address: 32 EVERGREEN LANE	
City: HECKMANS ISLAND, B0J 2C0	
Prop known as: HECKMANS BACK HARBOUR	
Side of Road:	District: SS DILUN
Lot Size: 45,120 SQ FT	Sub-Dist: B3
Shore Frontage: 140.00	Zoning: RES
Sq. Footage (MLA): 1,710	Sec. School: PARKVIEW EDU CENTRE
Total Fin SqFt.(TLA): 1,710	Elem Schl: BLUENOSE / WALDORF
Building Dimensions: IRREGULAR	
Possession: NEGOTIABLE	

Overview Heaven on Heckmans Island! Spectacular 1-yr old, oceanfront home w/ 140' of gentle shoreline. A paradise for kayakers w/ easy access to the sailing waters of Mahone Bay. Beautifully designed 1-level home features an impressive Great Room w/ towering 22' cathedral ceilings, stone fireplace & walkout to covered veranda overlooking the water. Open Kitchen w/ SS appliances & granite countertops & massive single slab granite island. Master Suite occupies 1 wing of the house: sunny Bedroom w/ walkout, gorgeous ensuite & walk-in closet. Guests enjoy complete privacy in opposite wing w/ 2 Bedrooms & Full Bath. Front Bdrm enjoys waterview & walkout to veranda. Back Bdrm would make a great office/den. Heated garage, laundry rm, state of the art systems, incl multi-zoned hotwater infloor radiant heat thru-out the house. Finished 330sf loft above garage ideal for Family Rm or Studio. SW aspect for afternoon sun & incredible sunsets over the water. 10 min drive to Lunenburg...even closer by kayak!

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. Realty sign posted.

Type: Single Family	Heating: Electric, Propane, Hot Water, Radiant	Exterior: Other
Style: Contemporary, Detached	Garage Type: Attached, Single, Heated	Driveway: Gravel
Title to Land: Freehold	Water: Dug Well	Foundation: Concrete, Slab
Property Size: 1.0 -2.99 Acres	Sewer: Septic	Features: Deck/Patio, Fireplace(s), Ensuite, See Remarks, HRV (Heat Recovery Ventilator)
Land Features: Partial Landscaped, Partial Sloping/Terraced, Partial Cleared, Waterfront	Services: Electricity, Telephone, High Speed Internet	Roof: Asphalt Shingle
Access/View: Access: Ocean Front, Access : Harbour Front, Access: Boat, View: Ocean	Rental Equipm.: Propane Tank	Flooring: Other

Inclusions Fridge, Stove, Dishwasher, Washer, Dryer, Automatic Propane Generator plus 2 Propane Tanks, Valerie Palmer Window Treatments

Exclusions

Bedrooms: 3	Sign: Yes	HST: NO	Garage: Yes	Gar.Details: SINGLE, ATTACHED, HEATED 22 X 15
Bathrooms: 2 \	Lockbox: Yes	PCDS: Yes		
Rental Income:	Road: Private	Matrim.:	Water Access: Yes	Water: OCEAN FRONT
Building Age: 1	CSA #: 0	Serial #: 0		
	Migrated: Yes			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	17 X 20	MAIN FLOOR	BATH (# pieces 1-6)	9.5 X 5
MAIN FLOOR	KITCHEN	17 X 16	MAIN FLOOR	UTILITY	8 X 5
MAIN FLOOR	MASTER BEDROOM	13.5 X 13.5	MAIN FLOOR	LAUNDRY	7.5 X 5
MAIN FLOOR	ENSUITE BATH (# pieces 1-6)	9.5 X 8.5	2ND FLOOR	OTHER	GARAGE LOFT 22 X 15
MAIN FLOOR	OTHER	WALK IN 6 X 5.5	MAIN FLOOR	OTHER	ENTRY HALL 22.5X3.5
MAIN FLOOR	BEDROOM	13.5 X 13.5	MAIN FLOOR	OTHER	HALL 7.5 X 3.5
MAIN FLOOR	BEDROOM	13.5 X 9.5			

Betterment Charges:

Condo Fee: **0** Condo Corp #: Mobile/Leased Land F: **0**

Listing Office: **COASTAL WINDS REALTY LTD. - 14238** :



Compliments of: **CYNTHIA DIAL: 902-298-0332**
 E-mail: info@OceanHomesNovaScotia.com
 Website: <http://OceanHomesNovaScotia.com>
 Company Name: **COASTAL WINDS REALTY LTD. - 14238: 902-640-3355**



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