

## 38 Linwood Road, Heckmans Island



MLS® 201710530

### Heron Cove Hideaway!

**\$225,000**

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?



see full details for this and other fine properties at:  
[www.OceanHomesNovaScotia.com](http://www.OceanHomesNovaScotia.com)



### Listing Agents

**Cindy Dial** C: 902-298-0332  
E: [cindy@reddoorrealty.ca](mailto:cindy@reddoorrealty.ca)

**Adam Dial** C: 902-298-0336  
E: [adam@reddoorrealty.ca](mailto:adam@reddoorrealty.ca)

### Property Highlights

**Age ±:** approx 45 years  
**Lot Size:** 21,527 sq ft (.5 acre)  
**Style:** cottage  
**Floor Space:** 884 sq ft  
**Bedrooms:** 1  
**Bathrooms:** 1  
**Flooring:** softwood  
**Heating:** electric baseboards, woodstove  
**Water:** dug well  
**Sewer:** septic  
**Parking:** gravel driveway  
**Services:** electricity, phone, high-speed internet  
**Features:** approx. 150 feet direct shorefrontage with dock  
**Fireplace/s:** woodstove  
**Outbuildings:** woodshed  
**Zoning:** Residential  
**Taxes:** \$1,495 (2016)

### Rooms

Living Room: 22.9 x 13.8 (Main)  
Dining Room: 9.9 x 9.6 (Main)  
Kitchen: 9 x 9.7 (Main)  
Foyer/Hall: 7 x 4.2 (Main)  
Bedroom: 13.7 x 12.7 (Main)  
Bath (3-pc): 8.4 x 5.5 (Main)  
Laundry Nook: 7.9 x 5.3 (Main)

### Directions

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. Look for the Red Door Realty sign!