

## Client View - Residential



**Listing Price \$449,000**



MLS #	201913535	# of Beds	3
PID #	60629003	Master on Main Floor?	Yes
Add'l PID		Full Baths	2
Listing Status	<b>ACTIVE</b>	Half Baths	1
Selling Price		Building Age	15
Address	1045 Heckmans Island Heckman's Island NS B0J	Total Fin SqFt (TLA)	2,318
County	LUNENBURG	Square Footage (MLA)	1,306
Type	Single Family	Building Dimensions	36.5 x 20.4 + 22.6 x 12.1
Style	Detached	Lot Size	1.69 acres
Waterfront	Y	Garage	N
Frontage	468.00 Feet	Garage Details	
Prop Knwn As/Bdy of Water:	Heckman's Back Harbour / Tanners Pass	Parking Details	gravel driveway
Restr/Prot Covenants	N	Zoning	RES
		Rental Income	PTL

### Directions to Property

FROM LUNENBURG: Follow the Blue Rocks Rd out of Lunenburg and turn left onto Heckmans Island Rd. Continue 5.1 km to driveway for #1045 on your left. Realty sign posted.

### Property Overview

HECKMAN'S ISLAND HIDEAWAY! -- Looking for that rare combination of a secluded seaside setting paired w/ access to amenities? That's a hard find on the south shore without going to 7 digits. However, here you can have it at a far more attractive price! Welcome to Heckmans Island!...where you're a mere 10 mins from the hustle & bustle of popular Lunenburg. That's right, your tranquil seaside hideaway is just an 8km drive into town...it's actually closer by water--less than a 4km paddle brings you from your home to the public wharf on Lunenburg's Back Harbour! Your 'Heckmans Hideaway' comes with an open plan main living area that extends through a pair of patio doors to an expansive deck overlooking a little cove. The impressive Great Room features natural wood beams & a soaring cathedral ceiling. A 2nd level loft looks over the living area and provides an ideal place for home office, studio, or den. A south facing aspect ensures the home is filled with brilliant natural light & provides passive solar heat in the cooler months, and a toasty woodstove keeps this voluminous space cozy come winter. Enjoy main level living w/ the Master suite on ground level. For family or guests, there are 2 additional bedrooms w/ full bath and family room w/ walkout on the lower level (excellent Airbnb potential). Whether you call this 'home' or 'cottage', you'll enjoy relaxing on the sunny deck soaking up the peaceful setting. For the nature enthusiast, at low tide, the little cove empties out leaving herons to feed in the seagrass. If you're a paddler, the location on a sheltered tidal inlet is a dream come true. The intricate waterways, inlets & small coves of Heckmans

### Room Sizes

<b>Kitchen</b>	<b>Main Floor</b>	<b>w Dining: 21.4 x 19.3 less jog</b>	<b>Bedroom</b>	<b>Lower Level</b>	<b>11.8 x 10.10</b>
<b>Living Room</b>	<b>Main Floor</b>	<b>14 x 11.6 less jog</b>	<b>Bedroom</b>	<b>Lower Level</b>	<b>11 x 10</b>
<b>Master Bedroom</b>	<b>Main Floor</b>	<b>11.10 x 11.6</b>	<b>Bath 3</b>	<b>Lower Level</b>	<b>9.3 x 7.2 (4-pc)</b>
<b>Ensuite Bath 1</b>	<b>Main Floor</b>	<b>9.1 x 5.11</b>	<b>Storage</b>	<b>Lower Level</b>	<b>w/ Laundry: 25 x 11</b>
<b>OTHER</b>	<b>Main Floor</b>	<b>Dressing Rm</b>	<b>Utility</b>	<b>Lower Level</b>	<b>7.6 x 6</b>
<b>Foyer</b>	<b>Main Floor</b>	<b>/Closet: 9.1 x 5.2</b>			
<b>Bath 2</b>	<b>Main Floor</b>	<b>7.4 x 6.6 less jog</b>			
<b>Den/Office</b>	<b>2nd Level</b>	<b>w/ Laundry: 7.4 x 5.11 (2-pc)</b>			
<b>Storage</b>	<b>2nd Level</b>				
<b>Family Room</b>	<b>Lower Level</b>				

### Schools

Elementary School	<b>Bluenose Academy</b>
Middle/Jr School	<b>Bluenose Academy</b>
High School	<b>Park View Education Centre</b>
Fr Imm Elementary School	<b>Centre scolaire de la Rive Sud (P -12)</b>
Fr Imm Middle/Jr School	<b>Centre scolaire de la Rive Sud (P -12)</b>
Fr Imm High School	<b>Centre scolaire de la Rive Sud</b>
Other	<b>South Shore Waldorf School &amp;</b>

### Condo

Monthly Condo Fee  
Condo Fee Includes  
Plus Den Y/N  
In Suite Laundry  
Pet Friendly

### Mobile/Mini

Mobile/Leased Land Fees  
Land Status  
Pet Friendly

<b>BUILDING STYLE</b>	<b>Cape Cod, Contemporary</b>
<b>PROPERTY SIZE</b>	<b>1 to 2.99 Acres</b>
<b>BASEMENT</b>	<b>Full, Fully Developed, Walkout</b>
<b>FOUNDATION</b>	<b>Concrete</b>
<b>EXTERIOR FINISH</b>	<b>Wood Siding</b>
<b>ROOF</b>	<b>Asphalt Shingle</b>
<b>FLOORING</b>	<b>Ceramic, Hardwood, Tile</b>
<b>HEATING/COOLING TYPE</b>	<b>Hot Water, In Floor, Radiant, Stove</b>
<b>FUEL TYPE</b>	<b>Oil, Wood</b>
<b>WATER SOURCE</b>	<b>Drilled Well</b>
<b>SEWAGE DISPOSAL</b>	<b>Septic</b>
<b>UTILITIES</b>	<b>Cable, Electricity, High Speed Internet, Telephone</b>

<b>DRIVEWAY/PARKING</b>	<b>Gravel</b>
<b>STRUCTURES</b>	<b>Deck, Patio, Shed</b>
<b>FEATURES</b>	<b>Air Exchanger, Ensuite Bath, HRV (Heat Rcvry Ventln), Wood Stove(s)</b>
<b>RENTAL EQUIPMENT</b>	<b>None</b>
<b>WATER FRONTAGE</b>	<b>Bay, Harbour, Ocean</b>
<b>WATER ACCESS/VIEW</b>	<b>Access: Bay, Access: Boat, Access: Harbour, Access: Ocean, View: Bay, View: Harbour, View: Ocean</b>
<b>LAND FEATURES</b>	<b>Partially Cleared, Partial Landscaped, Sloping /Terraced, Year Round Road</b>



### COMPLIMENTS OF:

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



Listed By: RED DOOR REALTY - 16940

The above information is from sources believed reliable but should not be relied upon without verification.



**MLS #** 201913535  
**List Price** \$449,000  
**Status:** ACT  
**Class:** RE

**Address** 1045 Heckmans Island 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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