

MLS Client View - RESIDENTIAL

202126144 Number of Bedrooms 3 60488897 **Primary On Main** Additional PID Floor? Single Family Full Baths 2 Listing Status ACTIVE Half Baths 0 **Listing Price** \$595,000 **Building Age** 23 Selling Price Year Built Unknown 43 Shady Pine Lane Total Fin SqFt (TLA) 1,648 Heckman's Island NS Square Footage (MLA) 1,648 B0J 2C0 **Building Dimensions** 32.8 x 25.2 + Detached ioas New Construction Y/N No Lot Size 22,500 sq ft (.52 **Construction Status** acres) Garage No

Directions to Property

MLS #

PID #

Туре

Address

Style

Follow the Blue Rocks Rd out of Lunenburg and turn left onto Heckmans Island Rd. Continue 4.2 km to Shady Pine Lane on your left. #43 is the 3rd driveway on your left. Realty sign

Date EnerGuide Obtained

Water Frontage Meas Water Frontage Units Inclusions Exclusions Zoning	Feet fridge, dishwa:	stove, sher, washer & emaining	Fr Imm High School	Bluenose Academy Bluenose Academy Park View Education Centre Centre scolaire de la Rive Sud (P-12) Centre scolaire de la Rive Sud (P-12) Centre scolaire de la Rive Sud	ROOM TYPE Living Room Dining Room Kitchen OTHER Bath 1 Laundry	LEVEL Main Floor Main Floor Main Floor Main Floor Main Floor	ROOM DIMENSIONS 15 x 11.10 13 x 11.7 10.10 x 10.7 less jog Den/BR: 13 x 9.8 + 6.2 x 2.4 7.8 x 5 (4-pc)
ondo Info			Other Garage Details	South Shore Waldorf	Primary Bedroo OTHER	2nd Level	7.8 x 6.2 13.10 x 11.11 + 5 x
Monthly Condo Fee Condo Fee Includes Plus Den Y/N		1	Parking Details Rental Income	gravel driveway	Bath 2 Bedroom	2nd Level 2nd Level	3.4 Walk-in Closet: 6.10 x 5.6 11.6 x 5.5 (4-pc) 11.10 x 11.7 + 7 x
In Suite Laundry			Mobile/Mini Info				
Pet Friendly No. of Parking Spaces	;		Mobile/Leased Land Fe Mobile/Mini Make Land Status Pet Friendly	ees			4.6

Property Overview

Energuide Info: EnerGuide Rating?

Closing Date

Consul Dronarty Information

AT THE WATER'S EDGE... A tranquil woodland setting with 178' of direct saltwater frontage on sheltered Back Passage awaits the next owner of this much-loved Heckman's Island home. The 23-year-old house was thoughtfully positioned within its natural surroundings to take in lovely views from every angle. The home is well-maintained and offers more than 1600 sq ft of living space over 2 levels with additional storage space in the heated crawl space basement. The main floor features a delightful Living Room with cathedral ceiling, wood floors, wood stove & a large Palladian arched window that beautifully frames the view of the woods & water. Also on the main level is the Kitchen & adjoining Dining Room, Laundry Room, and a private Den which would also make a wonderful main level Bedroom with a full bath just down the hall. Upstairs, find a second full bath plus 2 more spacious Bedrooms including the sunny primary bedroom with high ceilings, walk-in closet, and pretty views of the water through evergreens. The level lot enjoys just enough woodland buffer to ensure privacy on either side, and across the water are protected crown lands to preserve this idyllic natural environment. Enjoy quiet time outdoors relaxing on the large front deck, strolling the lawn or puttering in the garden area. Better yet, use the path to the shore and gentle slipway to put in your cance or kayak and explore the fascinating & sheltered waterways of Back Passage, Tanners Pass, Stonehurst & beyond. Heckman's Island is truly a paddlers' paradise, just 8 mins by car from Lunenburg, and not much more than that by kayak! Whether you're seeking a cottage

EnerGuide Rating (GJ/Year)

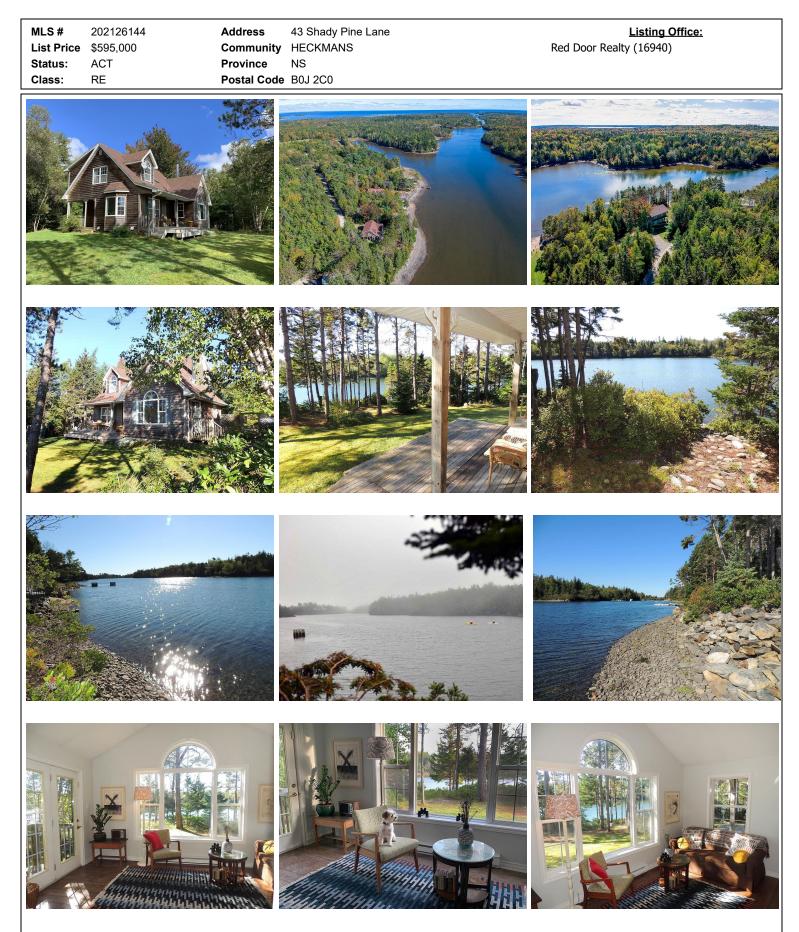
Property Features BUILDING STYLE DRIVEWAY/PARKING 2 Storey Gravel PROPERTY SIZE 0.5 to 0.99 Acres STRUCTURES Deck, Shed BASEMENT Crawl Space FEATURES Central Vacuum, Wood Stove(s) FOUNDATION Poured Concrete APPLIANCES INCLUDED Stove, Dishwasher, Dryer, Washer, Refrigerator EXTERIOR FINISH RENTAL EQUIPMENT Wood Siding NONE Asphalt Shingle ROOF WATER FRONTAGE Bay, Ocean FLOORING Carpet, Engineered Hardwood, Laminate, Linoleum WATER ACCESS/VIEW Access: Bay, Access: Boat, Access: Ocean, View: HEATING/COOLING TYPE Baseboard, Stove Bay, View: Ocean Electric, Wood Partially Cleared, Partial Landscaped, Level, Wooded FUEL TYPE LAND FEATURES Dug, Well WATER SOURCE /Treed, Year Round Road SEWAGE DISPOSAL Septic UTILITIES Electricity, Telephone **COMPLIMENTS OF: Cvnthia Dial** Main: 902-298-0332 cindv@reddoorrealtv.ca



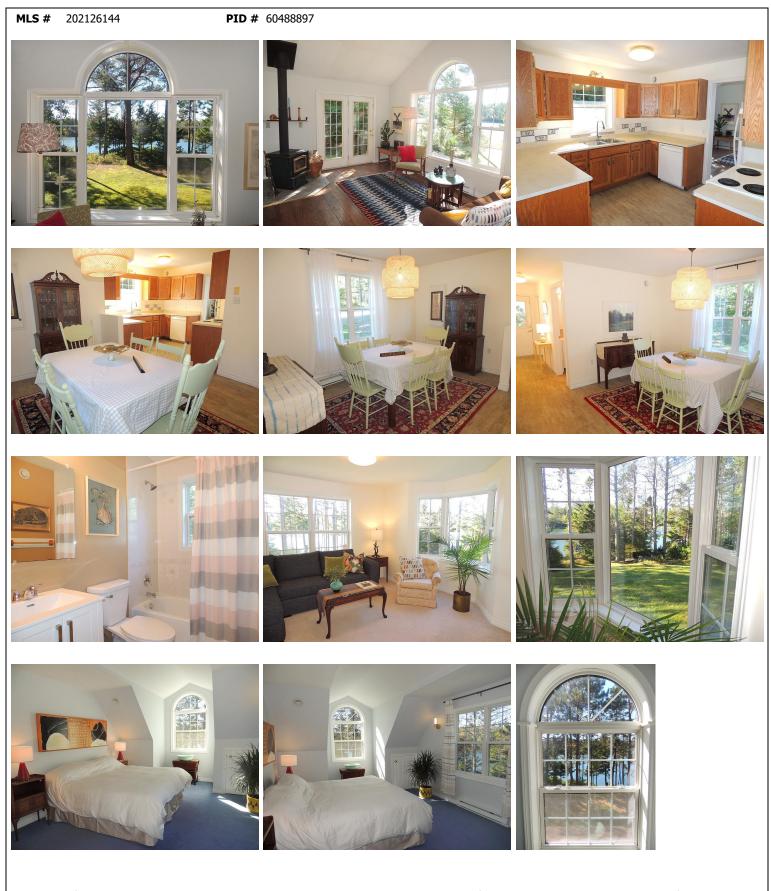
Red Door Realty (16940)



Listing Office Red Door Realty (16940)



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MLS # 202126144

