

1045 Heckmans Island Road, Lunenburg



MLS® 201913535

Heckman's Island Hideaway!

\$449,000

Looking for that rare combination of a secluded seaside setting paired with easy access to amenities? That's a pretty 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 Heckman's Island!...where you're a mere 10 minutes 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 Sawpit Park & Wharf on Lunenburg's Back Harbour! Your 'Heckmans Hideaway' comes with an open plan main living area, which extends to the outdoors through a pair of patio doors opening to an expansive deck overlooking a little cove. The impressive Great Room features natural wood beams & cathedral ceilings. A 2nd level loft looks over the main 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 and provides passive solar heat in the cooler months, and a toasty woodstove keeps this voluminous space cozy come winter. Enjoy main level living with the Master suite on ground level. For family or guests, there are 2 additional bedrooms with full bath and family room with walkout on the lower level. Whether you call this 'home' or 'cottage', you'll enjoy relaxing on the sunny deck soaking up the peaceful setting. If you're a paddler, the location on a sheltered tidal inlet is a dream come true. The intricate waterways, inlets and small coves of Heckman's Island provide some of Nova Scotia's most interesting waters for kayakers & canoers to explore. What a marvelous discovery...Why not make it yours?



see full details for this and other fine properties at:
www.OceanHomesNovaScotia.com



Listing Agents

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Property Highlights

Age ±: c. 2004

Lot Size: 1.69 acres

Floor Space: 2318 sq ft

Bedrooms: 3

Bathrooms: 2.5

Flooring: hardwood, ceramic tile

Heating: oil-fired hot water in-floor
radiant, woodstove

Water: drilled well

Sewer: septic

Services: electricity, phone, wireless
high-speed internet (via mobile hub,
Xplornet, etc)

Features: deck, patio, ensuite bath, 468 ft
direct saltwater frontage

Fireplace/s: woodstove

Outbuildings: workshop (28.10 x 12.7),
shed (12.5 x 8.5)

Zoning: Residential

Taxes: \$3,620 (2019)

Rooms

Living / Dining: 21.4 x 19.3 less jog (Main)

Kitchen: 14 x 11.6 less jog (Main)

Master Bedroom: 11.10 x 11.6 (Main)

Master Ensuite (4-pc): 9.1 x 5.11 (Main)

Dressing Area/Closet: 9.1 x 5.2 (Main)

Foyer/Hall: 7.4 x 6.6 less jog (Main)

Laundry / Bath (2-pc): 7.4 x 5.11 (Main)

Loft - Office/Den: 13.6 x 12 (2nd)

Attic / Storage: 13.3 x 10 (2nd)

Family Room: 16 x 11.7 (Lower)

Bedroom: 11.8 x 10.10 (Lower)

Bedroom: 11 x 10 (Lower)

Bath (4-pc): 9.3 x 7.2 (Lower)

Storage / Laundry: 25 x 11 (Lower)

Utility Room: 7.6 x 6 (Lower)

Directions

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. Look for the Red Door Realty sign!