

43 Shady Pine Lane, Heckmans Island



MLS® 202126144

At the Water's Edge

\$595,000

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 putting in the garden area. Better yet, use the path to the shore and gentle slipway to put in your canoe 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 getaway or a year-round home in a peaceful setting, you'll find just what you're looking for here, at the water's edge.



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Property Highlights

Age ±: 1998
Lot Size: 22,500 sq ft (.52 acres)
Style: 2 Storey
Floor Space: 1648 sq ft
Bedrooms: 3
Bathrooms: 2
Flooring: wood, laminate, cushion, carpet
Heating: electric baseboards, woodstove
Water: dug well
Sewer: septic
Parking: gravel driveway
Services: electricity, phone, high-speed internet (Bell fibre service available starting Nov-21 to Jan-22)
Features: 178 feet direct salt water shorefrontage, water view deck, central vac
Fireplace/s: woodstove
Outbuildings: garden shed
Zoning: Residential

Rooms

Living Room: 15 x 11.10 (Main)
Dining Room: 13 x 11.7 (Main)
Kitchen: 10.10 x 10.7 less jog (Main)
Den / Bedroom: 13 x 9.8 + 6.2 x 2.4 plus bay (Main)
Bath (4-pc): 7.8 x 5 (Main)
Laundry: 7.8 x 6.2 (Main)
Master Bedroom: 13.10 x 11.11 + 5 x 3.4 (2nd)
Walk-in Closet: 6.10 x 5.6 (2nd)
Bath (4-pc): 11.6 x 5.5 (2nd)
Bedroom: 11.10 x 11.7 + 7 x 4.6 (2nd)

Directions

Follow the Blue Rocks Rd out of Lunenburg

Listing Agents

Cindy Dial C: 902-298-0332
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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.