

207 Hebb Point Road, Heckmans Island



Hilltop Splendor!

\$1,387,000

Quality meets style & comfort in this 2200 sq ft 'Passive Design' hilltop home. Thoughtfully positioned on its 2.2 acre lot at the crest of a hill on Heckmans Island, the home enjoys panoramic ocean views. Inside, polished concrete floors & a muted colour palette unite the interior spaces creating a sophisticated, warm & inviting residence. The live-on-one-level home features an open concept, front to back kitchen-dining-living area complete with electric fireplace, 12'10" cathedral ceiling, a massive kitchen island and such a lovely view from the kitchen sink you'll volunteer to do the washing up! A generous sun room/den flanks the main living area and was specifically designed with the beautiful ocean views in mind. Down the hall is the spacious Primary suite complete with walk-in closet & a luxurious 4-piece bath. 2 additional bedrooms (one currently serving as a home office) also enjoy interesting views of the private natural setting. The oversized double garage has a 10-foot ceiling and is fully insulated and pre-wired for 2 EV outlets. The house enjoys lovely outdoor spaces including 2 pergola shaded decks, one with woodland views, the other looking out over the water. Wait, there's more! An insulated & wired workshop building offers over 900 sq ft of finished space with 100 Amp electrical panel. There's even a great view of the ocean! ...woodworking? quilting? painting studio?, name your fancy! Quality construction & fine finishes throughout, the house was planned & built with long term comfort & energy efficiency in mind (ask for the Feature Sheet for all the details). Just 2 years young, there's 8 years remaining on the New Home Warranty. The very friendly community of West Heckmans Island is a paradise for walkers. Enjoy a n

quiet setting with nearby access to the amenities of Lunenburg just 1
see full details for this and other fine properties at:

www.OceanHomesNovaScotia.com



Property Highlights

Age ±: 2023

Lot Size: 2.2 acres

Style: Contemporary Passive Design

Floor Space: 2218 sq ft

Bedrooms: 3

Bathrooms: 2

Flooring: polished concrete

Heating: passive design, ductless heat pump, electric fireplace, electric baseboards

Water: dug well

Sewer: septic

Parking: gravel driveway with parking for multiple vehicles

Garage: attached double plus, wired

Services: electricity, phone, cable, high-speed internet

Features: Passive Design, ensuite bath, side and back decks w/ pergolas, 10-year New Home Warranty (good thru April 2033), double stud exterior wall framing, EnerGuide rating of 35 Gj/a or 82.7% Better Than Code (BTC), 17KW Cummins generator, Hybrid Electric Heat Pump Water Heater

Fireplace/s: electric fireplace

Outbuildings: large workshop (38.7 x 24.6)

Zoning: Residential

Rooms

Living Room: 16.1 x 13.6 (Main)

Kitchen: 18.22 x 16.1 +/- jogs (Main)

Dining Room: 18.11 x 15.7 +/- jogs (Main)

Foyer/Hall: 7.4 x 5.11 (Main)

Listing Agents

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Sun Room / Den: 15 x 13.3 (Main)

Laundry / Utility Room: 16.9 x 9.6 + jog
(Main)

Hallway: 31.5 x 4 + jog (Main)

Bath (3-pc): 9 x 5.6 (Main)

Master Bedroom: 16 x 12.4 (Main)

Walk-in Closet: 11.8 x 5 + 5.6 x 2.1 (Main)

Ensuite Bath (4-pc): 11.1 x 10 (Main)

Bedroom: 11.3 x 10.11 (Main)

Bedroom / Office: 12.5 x 7 + 8 x 4.9 (Main)

Attached Garage: 26.3 x 21.6 (Main)

Workshop Building: Workshop: 25 x 23
(Main)

Workshop Building: Office: 11.5 x 8.9
(Main)

Workshop Building: Garage: 13.8 x 11.4
(Main)

Directions

FROM LUNENBURG: Follow the Blue Rocks Rd out of Lunenburg and turn left onto Heckmans Island Rd. Continue 5.5 km to beginning of Hebb Point Rd and drive another $\frac{3}{4}$ km to driveway for #207 on your left. Look for the Red Door Realty sign!