

## *1033 Heckmans Island Road, Heckmans Island*



 202608653

### *Heckman's Island Hideaway!*

*\$915,000*

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 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 dock to the Sawpit Park & Wharf on Lunenburg's Back Harbour! Your Heckman's Hideaway is nestled in the trees and comes with an open plan main living area, which extends to the outdoors through 2 sets of patio doors opening to an expansive covered deck overlooking a little cove. The impressive interior space features a soaring cathedral ceiling and a southwest aspect to ensure the home is filled with brilliant natural light, & a toasty woodstove keeps this voluminous space cozy come winter. Enjoy main level living with the Primary Bedroom on ground level w/ walk-in closet & full bath/laundry. The 2nd level gallery overlooks the main living area with a 2nd bedroom and full bath, plus an open office/den area. For visiting family or guests, there's an additional bedroom and a full bath on the lower level as well. The lower quarters also include a cozy family/TV room, workshop/studio space, plus storage. With 2 sets of patio doors providing private access to the lower level, not to mention great water views, the lower living space also has excellent potential as a self-contained Airbnb unit. Whether you call this your year-round home, or it's simply an escape from the city...you'll enjoy relaxing on the sunny deck and 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 & small coves provide the most interesting waters for kayakers & canoers to

explore. Amidst it all, sits 1033 Heckmans Island Rd, with more than to 230 ft of direct shorefrontage and a small dock for launching your aquatic adventures.



## Property Highlights

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**Age ±:** 2004

**Lot Size:** 65,649 sq ft (1.5 acres)

**Floor Space:** 2672 sq ft

**Bedrooms:** 3

**Bathrooms:** 3.5

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

**Water:** drilled well

**Sewer:** septic

**Parking:** gravel circular driveway

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

**Features:** 236 ft direct salt water frontage, floating dock, large covered oceanview deck, full height walk-out lower level, central vac, generator panel

**Fireplace/s:** woodstove

**Outbuildings:** shed (16.10 x 14.6)

## Rooms

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Living / Dining: 23 x 13.11 less jogs (Main)

Kitchen: 15 x 12.3 (Main)

Foyer/Hall: 5.8 x 4.3 (Main)

Master Bedroom: 15.4 x 15 less jogs (Main)

Walk-in Closet: 8 x 5.9 less jog (Main)

Ensuite (2-pc): 9.8 x 8 (Main)

Laundry / Half Bath: 10.4 x 7.6 (Main)

Bedroom: 12.4 x 9.11 (2nd)

Bath (3-pc): 10.11 x 9.6 (2nd)

Den/Office: 11.8 x 10 (2nd)

Den / Family Room: 14 x 11 less jog (Lower)

Bedroom: 14.3 x 10.11 less jogs (Lower)

Bath (4-pc): 10.10 x 5.8 (Lower)

Workshop/Craft Room: 13.7 x 11 plus jog (Lower)

Storage: 13 x 10.11 (Lower)

Utility Room: 14.4 x 7.7 (Lower)

## Listing Agents

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**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 #1033 on your left.