

\$349,000 - 517 Heckmans Island Road, Garden Lots

MLS® #202419542

\$349,000

3 Bedroom, 1.50 Bathroom, 1,650 sqft

Residential on 0.85 Acres

B3, Garden Lots, NS

Cared for with tasteful and creative renovations, the 3 bedroom, 1.5 bath single-level home is found only minutes outside of the Town of Lunenburg. Featuring a large open-concept living room and dining area warmed by a cozy wood stove, you'll feel right at home from the moment you step through the door. Notable features include hardwood floors throughout, updated windows and a recently installed heat pump, renovated kitchen, new septic system in 2021, and recent insulation in the attic improving energy efficiency. With the comfort of single-level living and the bonus potential of a large unfinished basement space, this property is the best of both worlds! Three comfortably sized bedrooms, an ensuite bathroom, and a large 4 piece bathroom with beautiful stone tilework appeals to those appreciating the finer details, without sacrificing practicality. A large deck overlooks over 850 acres of Crown land abutting the property, guaranteeing unparalleled privacy and peace, and an unfinished barn promises future expansion potential. The surrounding beauty cannot be understated, with the rugged coastlines and numerous kayaking nooks to be discovered around Heckmans Island and Blue Rocks, as well as downtown Lunenburg only 7 minutes away. If you're in the market for an affordably priced one-level home in a quiet area near Town, this could be the one!



Built in 1974

Essential Information

MLS® #	202419542
Price	\$349,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,650
Acres	0.85
Year Built	1974
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 25th, 2024

Community Information

Address	517 Heckmans Island Road
Area	South Shore
District	405-Lunenburg County
Sub-District	B3
City	Garden Lots
County	Lunenburg
Province	NS
Postal Code	B0J 2C0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer, Washer, Refrigerator, Water Softener
Heating	Baseboard, Ductless, In Floor, Stove
Cooling	Ductless
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One

Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Exterior Features	Balcony
Lot Description	0.5 to 0.99 Acres, Partially Cleared
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	None
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Listing Details

Listing Office	Sotheby's International Realty Canada
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