



207 HEBB POINT ROAD Heckman's Island – Lunenburg

A highly energy-efficient Passive Design home



Feature Sheet

Property Information

- Lot size: 2.2 acres

House Information

- Custom designed **Passive Home** by *Passive Design Solutions* (PDS), Halifax: www.passivedesign.ca
- Construction process monitored by PDS to ensure passive criteria adhered to
- Total living area: 2,218 square feet
- Occupancy Permit issued March 15, 2023
- Covered by Atlantic Home Warranty – 7 years remaining (good through April 2033)
- Double stud exterior walls of main house w/ complete thermal break
- Insulation values (excluding sunroom)
 - Concrete slab: R31
 - Walls: R44
 - Roof: R92
- Insulation values – Sunroom
 - Walls: R22
 - Roof: R22
- Windows (excluding sunroom): triple glazed, low E, argon filled with LSG (low solar gain) film
- Exterior doors both have 3-point lock systems
- Final blower door test result was **.47 ACH** (air changes per hour)
 - (standard 'built to code' value is 3.57 ACH)
- EnerGuide rating of 35 Gj/yr, or 82.7% Better Than Code (BTC)
- Electrical service: 200amp
- Backup power (house and accessory building) is supplied by 17KW Cummins automatic generator with 3 propane tanks (owned)
- 26 gauge metal roof w/ 5-year workmanship warranty (thru Oct - 2027)
- Hybrid Heat Pump hot water tank
- Non-venting dryer
- Custom Kitchen w/ quartz countertops, induction range, Bosch refrigerator
- British Fires 48" electric fireplace

- Mini-split heatpump heat/AC in main living area
- 12'10" vaulted ceiling height
- Polished concrete floors throughout
- Hunter Douglas custom blinds
- Well type: Dug (25 feet)
- Includes electrical rough-in for future hot tub connection (south corner of sunroom)

Attached Garage

- Oversized Double: 21'6" x 26'4" - interior dimensions (566 sq ft)
- Ceiling height: 10 feet
- Fully insulated: R22 walls & ceiling
- Pre-wired for 2 EV outlets

Accessory Building

- Dimensions: 24'6" x 38'.7" (945 sq ft)
- Ceiling height: 10 feet
- Fully insulated: R24 walls, R50 roof
- 100amp electrical
- Heat/AC via mini-split heat pump
- Fully connected to backup generator
- Sleeve installed under slab for potential water connection



** Feature Sheet information has been provided by the Seller. The brokerage assumes no responsibility for its accuracy. Interested parties are encouraged to seek independent verification of facts presented herein.*