



HOUSATONIC RIVER HOUSE - SALISBURY, CT
OFFERED AT \$195,000



JOHN HARNEY
ASSOCIATES, LLC

REAL ESTATE BROKERAGE

7 ACADEMY STREET, SALISBURY, CT 06068

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Description is subject to errors, omissions, unannounced price changes and/or availability. No warranty is intended or implied in this description. Purchasers must satisfy themselves as to the correctness of all statements.

RESIDENTIAL

Location: 14 Sugar Hill Rd., Salisbury , CT

MLS#: N/A

Land size: .5 Acre

Map: 08, **Lot:** 44

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Zoning: Residential

Easements: Right of Way

Year Built: 1807

Square Footage: 1109

Total Rooms: 7, **BR's:** 3, **BA's:** 1 full

Basement: Full

Exterior: Clapboard

Floors: Wood, Carpet, Linoleum

Roof: Composition asphalt shingle

Cooling: None

Heat: FHA, Oil

Oil Tank: (1) Above ground, 275 Gal.

Sewer: Septic

Water: Well

Garage: 2 Car detached

Exclusions: None known

Mil Rate: 9.3 **Date:** 2008

Taxes: \$ 1,023 **Date:** 2008

Please verify current taxes

Offered at: \$195,000

DESCRIPTION:

Located a short walk from the Great Falls of the Housatonic River sits this charming country home in needs of some TLC. The home sits to one side of the half acre plot with a detached garage on the other side. The result is a large, grass-covered yard with mature, shady trees.

The house features three bedrooms and one bath, all on the second level. The main level has a living room, eat-in kitchen, and office area. There is a new roof, windows, and exterior doors. A large new deck extends off the front of the home.

Property ID# JHA103



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