



SECLUDED SALISBURY FARMHOUSE - SALISBURY, CT  
OFFERED AT \$675,000 - WEB ID# JHA122



**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:** 105 Sugar Hill Rd. , Salisbury , CT

**Land size:** 11.01 Acres

**Map:** 12, **Lot:** 24-4

**Vol:** 173, **Page:** 239-40

**Survey#:** 2039-2282

**Zoning:** Rural Residential 1

**Easements:** Yes

**Year Built:** 1992

**Square Footage:** 2,063

**Total Rooms:** 5, **BR's:** 3, **BA's:** 2 full, 1 half

**Basement:** Full

**Exterior:** Shake shingle

**Garage:** 3 Car, Detached

**Floors:** Wideborad pine, Vinyl

**Roof:** Composition asphalt shingle

**Cooling:** None

**Heat:** Oil, Electric

**Oil Tank:** (1) in basement, 275 gal.

**Sewer:** Septic

**Water:** Well

**Exclusions:** None Known

**Mil Rate:** 8.9 **Date:** 2006

**Taxes:** \$4,221 **Date:** 2006

**Please verify current taxes**

**Offered at:** \$675,000

DESCRIPTION:

Nestled into the pines, this farmhouse, set on 11 acres, is in a private location on Sugar Hill. The first floor features a den with fireplace, and a large great room with living area, dining area, and kitchen. A mudroom and half bath can be accessed off of the kitchen.

The second floor has a master bedroom with private bath, two bedrooms, an additional full bath, and access to the walk-up attic. There is a partially finished walk-out basement. In addition, there is a large detached garage and abundant open space surrounding the home, opening up the possibility for expansion.

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