



**HEMLOCK LANE RETREAT - SALISBURY, CT
OFFERED AT \$1,495,000 - WEB ID# JHA128**



**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: 24 Hemlock Lane, Salisbury,CT

CMLS#: 98367422

Land size: 4.34 Acres

Map: 23, **Lot:** 15

Vol: 208, **Page:** 299

Zoning: Residential

Easements: None known

Year Built: 2007

Square Footage: 3,933

Total Rooms: 7, **BR's:** 4, **BA's:** 3 full

Basement: Partially finished

Exterior: Wood Shingle

Floors: Hardwood, tile

Roof: Metal

Cooling: None

Electric: 200 Amp service

Heat: Oil, FHA

Oil Tank: (1) 275 Gal., in basement

Fireplace: 2

Sewer: Septic

Water: Well

Exclusions: None Known

Mil Rate: 9.3 **Date:** 2008

Taxes: \$ 5,251 **Date:** 2008

Please verify current taxes

Offered at: \$1,495,000

DESCRIPTION:

Newly constructed, Frank Garretson designed 4 Bedroom, 3 Bath home situated on a four +/- acre lot providing both privacy and long southern views of Lion's Head. The main floor is bright, open and sunlit. Kitchen countertops are finished with copper, clean lines, hardwood floors and a fireplace. This adjoins the Great Room with its own fireplace and distant views of Beaver Pond.

The home offers a rear deck off the large gourmet kitchen, a Master bedroom "En Suite" on the first floor, a second bedroom suite on the second floor and abundant closet space. There is an attached one car garage with radiant heat. The lower level is partially finished with plumbing ready for a half bath. Great potential for a Family Room, extra bedroom or Office with French doors leading to a slate patio. **Property ID# JHA128**



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