



**GREAT INVESTMENT OPPORTUNITY - NORTH CANAAN, CT  
OFFERED AT \$285,000 - WEB ID# JHA150**



**JOHN HARNEY  
ASSOCIATES, LLC**

**REAL ESTATE BROKERAGE**

**7 ACADEMY STREET, SALISBURY, CT 06068**

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RESIDENTIAL

**Property ID# JHA150**

**Location:** 174 West Main Street, North Canaan, CT

**Land size:** .54 Acre

**Map:** 22, **Lot:** 180

**Vol:** 79, **Page:** 367

**Zoning:** Central Business

**Easements:** None Known

**Year Built:** 1910

**Property Type:** 2 Family Residential

**Square Footage:** 2,872

**Total Rooms:** 9

**First Fl. BR's:** 1, **BA's:** 1 Full

**Second Fl. BR's:** 2, **BA's:** 2 Full

**Basement:** Full

**Attic:** Full with 1 finished room

**Exterior:** Stucco

**Floors:** Wood & Linoleum

**Roof:** Hip style, Composition asphalt shingle

**Garage:** 2 Car Detached

**Cooling:** None

**Heat:** OHW

**Oil Tank:** (2) in basement, 275 Gal.

**Sewer:** Town **Water:** Town

**Exclusions:** None known

**Mil Rate:** 21 **Date:** 2007

**Taxes:** \$ 4,076 **Date:** 2007

**Please verify current taxes**

**Offered at:** \$285,000

DESCRIPTION:

Two-Family Victorian style home in the Village of North Canaan circa 1910. This home is solidly constructed with plaster walls and hardwood floors and contains approximately 2,872 square feet of living area. The first floor has one bedroom, full bath, living room with fireplace, kitchen with walk-in pantry, and a parlor/den.

The second floor has two bedrooms, each with walk-in closets, large living room, kitchen, 2 baths, one of which has a claw-foot tub, access to full attic, and two sun porches. Ideal location and excellent investment!

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