



**PERFECT STARTER HOME - NORTH CANAAN, CT
OFFERED AT \$209,000 - WEB ID# JHA153**



**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

Property ID# JHA153

Location: 351 Salisbury Rd., North Canaan, CT

Land size: .67 Acre

Map: 07, **Lot:** 097-A

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Zoning: Residential- Single Family

Easements: None Known

Year Built: 1950

Property Type: Residential

Square Footage: 840

Total Rooms: 4 **BR's:** 2, **BA's:** 1 Full

Basement: Full

Attic: No

Exterior: Vinyl siding

Floors: Carpet

Roof: Metal

Garage: Two-car detached

Cooling: None

Heat: OHA

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

Sewer: Septic

Water: Public

Exclusions: None known

Mil Rate: 21 **Date:** 2007

Taxes: \$ 2,289 **Date:** 2007

Please verify current taxes

Offered at: \$209,000

DESCRIPTION:

Great starter home. This nice little ranch is available with many updates which include a new furnace and updated septic system. An easy exterior to maintain with vinyl siding and a three year old metal roof. There is detached two car heated with work space ready for those who like to tinker. The home has a large private 12' x 30' deck in rear off the kitchen. Set well back from the road and just minutes to Canaan or Salisbury. With a little interior TLC, this can be a great little home. Currently the residence has two bedrooms, 1 bath, a living room and dining room and offers plenty of room for expansion.

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