



**WATERFRONT LAKE HOUSE - SALISBURY, CT
OFFERED AT \$1,400,000 - WEB ID# JHA155**



**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# JHA155

Location: 136 South Shore Rd., Salisbury, CT

Land size: .64 Acre

Map: 60, **Lot:** 13

Vol: 165, **Page:** 610

Zoning: Rural Residential 1

Easements: None Known

Year Built: 1900's

Property Type: Waterfront

Square Footage: 1,510

Total Rooms: 7

BR's: 5, **BA's:** 2 Full

Basement: Crawlspace

Attic: None

Exterior: Clapboard siding

Floors: Wood

Roof: Composition asphalt shingle

Garage: Two-car

Cooling: Window units

Heat: Electric

Oil Tank: Not Applicable

Sewer: Septic

Water: Well

Electric: 200 Amp

Exclusions: None known

Mil Rate: 9.5 **Date:** 2009

Taxes: \$ 6,701 **Date:** 2009

Please verify current taxes

Offered at: \$1,400,000

DESCRIPTION:

This is a true twentieth century waterfront lake house that has been continuously upgraded with unsurpassed westerly views across Washing Lake and the Berkshire mountains beyond.

Besides the five bedrooms, this house also has a large totally refurbished living room with fireplace, an updated eat-in kitchen and a large covered porch that all overlook the boating and swimming dock as well as the lake.

2010 improvements include new stone steps, retaining wall, and walkway leading to the private dock; plus impressive redecoration of the living room, its fireplace, and three of the five bedrooms. Previous additions include a new well, septic system, and detached two car garage designed for possible future uses on either or both levels.

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