



**A RAMBLING RANCH - SALISBURY, CT  
OFFERED AT \$619,000 - WEB ID# JHA160**



**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:** 29 Preston Lane, Salisbury, CT

**Land size:** 1.05 Acres

**Map:** 69, **Lot:** 22

**Vol:** 172, **Page:** 109

**Survey#:** 1051

**Zoning:** Residential

**Easements:** None known

**Property Type:** Ranch

**Year Built:** 2005/06

**Square Footage:** 2,592

**Total Rooms:** 6, **BR's:** 4, **BA's:** 3 Full, 1 Half

**Basement:** Full, unfinished

**Exterior:** Clapboard siding

**Garage:** Yes

**Floors:** Wood, Tile

**Roof:** Composition asphalt shingle

**Cooling:** Central Air

**Heat:** Oil/Warm Air

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

**Sewer:** Septic

**Water:** Well

**Exclusions:** None Known

**Mil Rate:** 9.1 **Date:** 2007

**Taxes:** \$ 3,937 **Date:** 2007

**Please verify current taxes**

**Offered at:** \$619,000

DESCRIPTION:

This new 4 bedroom, 3 1/2 bath home is located in the Twin Lakes section of Salisbury. Deeded Lake Rights are included in this sale. The lake is within walking distance.

In the main living area is a large eat-in kitchen which is accented with granite counter tops and recessed lighting, wood cabinets and plenty of storage space. A large center island is perfect for breakfast, parties or prep work. The laundry closet is located just off the kitchen. This open area also includes a Living Room with a stone fireplace and a separate dining area.

On the same floor is a large Master Bedroom with two walk-in closets, a full bath with spa tub and glass enclosed shower. There is a Guest Bedroom with a private bath and two smaller bedrooms with a bath located just outside. Sliding doors from the living area open to a screened-in deck in addition to an open deck perfect for quiet relaxation. A 12x20 covered front porch has a multitude of uses. A large dry unfinished basement could provide additional living space. The paved driveway leads into a basement level 2-car garage.

OWNER IS WILLING TO HOLD MORTGAGE

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