



**QUALITY AMESVILLE CAPE - SALISBURY, CT
OFFERED AT \$799,000 - WEB ID# JHA168**



**JOHN HARNEY
ASSOCIATES, LLC**

REAL ESTATE BROKERAGE

7 ACADEMY STREET, SALISBURY, CT 06068

TEL: 860.435.4600 FAX: 860.435.0766 E-MAIL: info@harneyassoc.com

www.harneyassoc.com

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: 33 Falls Mountain Rd., Salisbury, CT
Land Size: 2.73 Acres
Map: 8, **Lot:** 67
Vol: 219, **Page:** 56
Zoning: Residential
Easements: ROW's - See Deed
Year Built: 2008
Survey #: 2173
Square Footage: 2,800
Total Rooms: 8, **BR's:** 3/4, **BA's:** 3 Full, 1 Half
Basement: Full
Exterior: Clapboard siding
Floors: Pine, Brick, Tile
Roof: Cedar Shake, Metal, Photovoltaic Solar Panels
Garage: 2 Car Attached
Cooling: Central Air
Fireplace: Two Wood Burning, One Gas
Heat: Hydronic Air Weil McClain Boiler
Fuel: Propane
Electric: 200 Amp
Sewer: Septic - 1,200 gal. tank
Water: Well
Exclusions: None Known
Mil Rate: 9.5 **Date:** 2009
Taxes: \$4,682 **Date:** 2009
Please verify current taxes
Offered at: \$799,000

DESCRIPTION

New energy efficient cape on 2.73+- acres in the Amesville section of Salisbury. Built in 2008, containing 2,800 square feet this 3/4 bedroom home has three full baths, a powder room, two wood burning fireplaces and one gas fireplace.

Interior finishes include wide pine & brick flooring, tile and marble baths, wainscoting and built-in bookcases. The home is built with highly efficient mechanical systems including photovoltaic solar panels, GHA-gas hydronic-air-Weil McClain boiler, central air and R-38 insulation. The dwelling has a full basement with a poured concrete foundation, clapboard siding and a combination of wood shingle, metal and photovoltaic solar panel roofing, there is a large deck and screened porch. The home is private and nicely situated on the site with broad lawns and old stone walls.

WEB ID# JHA168



QUALITY AMESVILLE CAPE - SALISBURY, CT



**JOHN HARNEY
ASSOCIATES, LLC**

REAL ESTATE BROKERAGE

7 ACADEMY STREET, SALISBURY, CT 06068

TEL: 860.435.4600 FAX: 860.435.0766 E-MAIL: info@harneyassoc.com

www.harneyassoc.com