



RENOVATED ANTIQUE HOME - FALLS VILLAGE, CT
OFFERED AT \$695,000 - WEB ID# JHA170



JOHN HARNEY
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REAL ESTATE BROKERAGE

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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: 45 Route 7 North, Falls Village, CT

Land Size: .73 Acre

Map: 17, **Lot:** 037

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Zoning: Residential

Property Type: Cottage

Easements: None known

Year Built: 1800

Square Footage: 1,744

Total Rooms: 6

BR's: 3/4, **BA's:** 2 Full, 1 Half

Basement: Unfinished

Exterior: Clapboard siding

Floors: Wood

Roof: Composition asphalt shingle

Garage: Barn, 1 Car

Cooling: None known

Fireplace: One

Heat: OHW

Oil Tank: 275 Gal., in basement

Sewer: Septic

Water: Well

Exclusions: None Known

Mil Rate: 19.5 **Date:** 2009

Taxes: \$4,647 **Date:** 2009

Please verify current taxes

Offered at: \$695,000

DESCRIPTION:

Completely renovated in 2005, this charming country home, built in 1800 offers 3-4 bedrooms, 2.5 baths, gourmet kitchen, a pool and barn.

Period details have been maintained, while updates have made the home inviting and charming.

New Granite countertops and handsome wood cabinetry enhance the kitchen's decor. The rooms are light filled and painted in light colors. Two of the bedrooms on the upper floor have vanities which could lend the home to a small B&B. The pool offers some cool refreshment during the summer heat. Truly a charming comfortable home. **Property ID# JHA170**



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