



TOP OF THE LANE - SALISBURY, CT
OFFERED AT \$325,000 - WEB ID# JHA174



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 Sunrise Ridge Lane, Salisbury, CT

Land size: 4.1 Acres

Map: 20, **Lot:** 10

Vol: 212, **Page:** 208

Survey#: None Noted

Zoning: RR1

Easements: None known

Year Built: 1970

Square Footage: 1,428

Total Rooms: 7, **BR's:** 4, **BA's:** 3 full

Basement: Full, under renovation

Exterior: Vinyl siding

Garage: 2-Car basement level

Floors: Hardwood, Mexican tile, Linoleum

Roof: Composition asphalt shingle

Cooling: None

Heat: Electric

Oil Tank: None

Sewer: Septic

Water: Well

Exclusions: None Known

Mil Rate: 9.5 **Date:** 2009

Taxes: \$ 2,639 **Date:** 2009

Please verify current taxes

Offered at: \$325,000

DESCRIPTION:

Secluded raised ranch home sited on 4 plus acres in Salisbury. A vintage interior there are 3 BRs, 2 BAs and a small kitchen which opens into a large Living/Dining area. Flooring on the main level is hardwood and linoleum. Rooms are well lit.

The lower level to the basement is via a stairway from the entrance which is accessorized with wrought iron hand rails. This level is being renovated and include a large open room with a fireplace and sliding glass doors, a small bedroom with tile flooring, a full bath and an unfinished laundry area. The two car garage can be accessed from this floor.

The landscaping is mature with nice views and a small brook runs down the border of the property. **Property ID# JHA174**



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