



ROLLING HILLS RANCH - SHARON, CT
OFFERED AT \$225,000 - WEB ID# JHA176



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: 15 Rolling Hills Rd., Sharon, CT

Land size: 3 Acres

Map: 21, **Lot:** 20

Vol: 107, **Page:** 539

Survey#: None Noted

Zoning: Residential

Easements: None Noted

Year Built: 1987

Square Footage: 1,144

Total Rooms: 4, **BR's:** 2, **BA's:** 1 Full

Basement: Full with Laundry Area

Exterior: Clapboard siding

Garage: 1-Car Attached

Floors: Hardwood, Linoleum

Roof: Composition asphalt shingle

Cooling: None

Heat: OHA

Oil Tank: (2) 275 gal. (in basement)

Sewer: Septic

Water: Well

Exclusions: None Known

Mil Rate: 14.9 **Date:** 2008

Taxes: \$ 3,351 **Date:** 2008

Please verify current taxes

Offered at: \$225,000

DESCRIPTION:

A big opportunity for a small two bedroom, two bath ranch on three acres located at the end of Rolling Hills Rd in Sharon. Priced to sell, an option for a great starter home. features a full basement with laundry area and a one car attached garage. Close to both Sharon and Lakeville, so a very convenient location. Property to be sold "As Is" condition.

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Co-Exclusive with Bain Real Estate



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