



UNIQUE AND MAGNIFICENT COUNTRY PROPERTY - FALLS VILLAGE, CT  
**OFFERED AT \$4,300,000 - WEB ID# JHA179**



**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](mailto:info@harneyassoc.com)**

**[www.harneyassoc.com](http://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: 35 Under Mountain Rd., Falls Village, CT  
Land Size: 79 +/- Acres  
Map: 8, Lot: 28  
Vol: 54, Page: 816  
Zoning: R-80  
Property Type: Georgian Colonial  
Easements: None Known  
Year Built: 2002  
Square Footage: Main House 10,000 sf; Apt - 1,400 sf  
Total Rooms: 14  
BR's: 6, BA's: 5 Full, 1 Half  
Basement: Full Windowed, FP, Office & Vault  
Attic: Yes  
Exterior: Clapboard siding  
Floors: Wood, Tile and Carpet  
Roof: 40 Year Composition Asphalt shingle  
Garage: 3 Bay Heated  
Outbuildings: Yes  
Cooling: Central Air - 2 Five ton units  
Fireplace: 2, (1) wood stove on ground floor  
Heat: 11 Zone Buderus Radiant HW  
Oil Tank: (2) 330 Gal. tanks  
Electric: (2) 220 Amp Panels & 100 Amp for addition of Generator  
Sewer: Septic - (2) 1,200 gal. tanks  
Water: Well  
Exclusions: None Known  
Mil Rate: 19.5 Date: 2009  
Taxes: \$26,489 Date: 2009  
Please verify current taxes  
Offered at: \$4,300,000

## DESCRIPTION:

A large and grand country home in a sought-after location, with long views and extraordinary privacy. Set high in the middle of 79 +/- acres of meadows and forest; this is your own private reserve. This 10,000 square foot home contains six bedrooms and five and a half baths in the main house. The 1,400 sq. ft. guest apartment has a bedroom, bath and kitchen with views.

The house has high ceilings and radiant floor heating throughout; custom wood paneling and trim, native oak and cherry floors, cypress and ceramic tile floors and double insulated windows. The interior doors are solid panel doors with brushed nickel hardware. The main floor also boasts a formal dining room with coffered ceilings, a two story Great Room and a mahogany paneled Library, each with Rumford design fireplaces. There are two laundries, a mud room and a powder room.

Located in the Berkshire mountains, there is hiking, swimming, boating and fishing nearby. Three excellent private schools, two community colleges, five public and three private golf courses, many performing arts venues including Music Mountain and Tanglewood and lastly many excellent restaurants within a ten to thirty minute drive. The property can also be purchased as noted with less acreage.

House with 52 Acres: \$3.9 Million  
House with 45 Acres: \$3.7 Million or  
House with 25 Acres: \$3.4 Million  
**Property ID# JHA179**

## UNIQUE AND MAGNIFICENT COUNTRY PROPERTY



**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](mailto:info@harneyassoc.com)**

**[www.harneyassoc.com](http://www.harneyassoc.com)**