



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

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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: 19.36 Date: 2008
Taxes: \$26,299 Date: 2008
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
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