



**SECLUDED KENT POST & BEAM - KENT, CT
OFFERED AT \$525,000 - WEB ID# JHA186**



**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: 7 Horners Rd., Kent, CT

MLS#: L130157

Land Size: 30.02 Acres

Map: 15, **Lot:** 60 & 61

Vol: 160, **Page:** 834

Zoning: Residential

Easements: None known

Year Built: 1749

Survey #: 236/800B

Square Footage: 2,518

Total Rooms: 8, **BR's:** 3, **BA's:** 2.5

Exterior: Clapboard siding

Floors: Mixed strip oak, wide board pine and tile

Roof: Composition asphalt shingle

Garage: 1 Car Attached

Outbuildings: Guest House

Cooling: None

Fireplace: 3

Heat: Oil, HW

Oil Tank: Above ground, 275 Gal.

Electric: 100 Amp Service

Sewer: Septic

Water: Well

Exclusions: None known

Mil Rate: 14.11 **Date:** 2008

Taxes: \$6,177 **Date:** 2008

Please verify current taxes

Offered at: \$525,000

DESCRIPTION:

What could be more attractive than this circa 1740 Post & Beam Cape on 30+/- wooded acres. With mature plantings and shrubs, wooded trails and old stone walls this property is rich in nature.

The main house has three bedrooms, two and one half baths and three fireplaces. The kitchen area has cabinets constructed of barn board with maple countertops. The first floor includes a second small service kitchen tucked behind the fireplace in the living room. The study and dining room contain the remaining two fireplaces. Also on the first floor is a full bath and a powder room, both with tile flooring and wainscoting. The full bath has a washer and dryer.

On the second floor there is a large and bright Master Bedroom complete with strip oak flooring and an adjoining Master Bath. Two additional bedrooms are also on the second floor.

There is an attached one car garage and a small Guest House which has one bedroom, full bath and a deck.

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