



**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**

**TEL: 860.435.4600 FAX: 860.435.0766 E-MAIL: [info@harneyassoc.com](mailto:info@harneyassoc.com)**

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

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**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:** 14.02 **Date:** 2009

**Taxes:** \$6,138 **Date:** 2009

**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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