



**BEARDSLEY BROOK CAPE - SHARON, CT
OFFERED AT \$295,000 - WEB ID# JHA190**



**JOHN HARNEY
ASSOCIATES, LLC**

REAL ESTATE BROKERAGE

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RESIDENTIAL

Location: 40 Calkinstown Rd., Sharon, CT

MLS#: L130393

Land Size: .64 Acre

Map: 29, **Lot:** 19

Vol: 96, **Page:** 979

Zoning: Residential

Easements: None known

Year Built: 1938

Square Footage: 1,344

Total Rooms: 8, **BR's:** 3, **BA's:** 1.5

Basement: Full

Attic: Yes

Exterior: Asbestos

Floors: Wood, Linoleum

Roof: Composition asphalt shingle

Garage: Detached, 2 Car

Fireplace: 1

Heat: OHA

Oil Tank: (1) 275 gal., in basement

Electric: 60 Amp Service

Sewer: Septic

Water: Town

Exclusions: None Known

Mil Rate: 14.9 **Date:** 2008

Taxes: \$2,315 **Date:** 2008

Please verify current taxes

Offered at: \$295,000

DESCRIPTION:

Whether a first-time homebuyer or just looking for a weekend retreat, this 1938 Cape is just waiting for the right buyer to make it their home and bring it into the future. Sitting on just a little over a half acre, this well maintained, three bedroom, one and a half bath Sharon cape has potential for a great family home. On the first floor there is a Dining Room, Living Room with a fire-place and pine paneling, a small retro kitchen, a small office and a mud room/porch off of the back of the home. On the second floor are the three bedrooms and full bath.

The rear yard is ample and has a small stream along the rear boundary which is fed from Beardsley Pond. There is a detached one car garage and this home is conveniently located with in walking distance to the local area shops. **Property ID# JHA190**



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