



**SALISBURY CUSTOM CAPE - SALISBURY, CT
OFFERED AT \$745,000 - WEB ID# JHA194**



**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: 13 Westmount Rd., Salisbury

MLS#: L130704

Land Size: 3.82 Acres

Map: 18, **Lot:** 3

Vol: 190, **Page:** 501

Zoning: Residential

Easements: None known

Year Built: 2001

Survey #: 1346

Square Footage: 2,010

Total Rooms: 5, **BR's:** 2, **BA's:** 2 Full

Basement: Full

Exterior: Clapboard siding

Floors: Wood, Tile

Roof: Composition asphalt shingle

Garage: 2 Car Attached

Fireplace: Yes

Heat: Radiant/Forced Air

Oil Tank: (1) 335 Gal. in basement

Electric: 200 Amps

Sewer: Septic - 1,250 gal. tank

Water: Well

Exclusions: None Known

Mil Rate: 9.1 **Date:** 2008

Taxes: \$4,482 **Date:** 2008

Please verify current taxes

Offered at: \$745,000

DESCRIPTION:

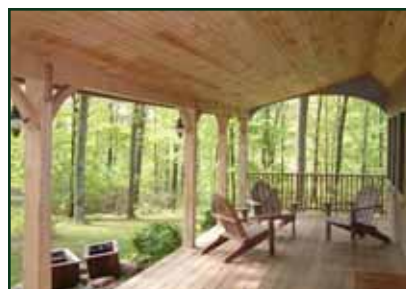
High quality Bill Fox built cape located on 3.82 private acres, the house features many custom items such as butternut/chestnut kitchen cabinets, an Adirondack Boathouse style porch, custom fireplace efficiency doors, native stone patio and walkway and several secret doors.

The house also includes a woodstove in the basement, over-sized septic tank, hot tub, two car attached garage, basement generator panel and radiant heat on the first floor. A distinctive and well built home. It borders the state forest on two sides and the Appalachian Trail is a short distance away, a perfect home for outdoor enthusiasts.

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