



**THREE IN ONE - FALLS VILLAGE, CT
OFFERED AT \$375,000 - WEB ID# JHA196**



**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

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: 199 Route 7S, Falls Village, CT
MLS#: L130902
Land Size: 5.39 Acres
Map: 15, **Lot:** 20
Vol: 71, **Page:** 68
Zoning: Residential
Property Type: Cottage/Ranch
Easements: None known
Year Built: 1937
Square Footage: 992, Main House
Total Rooms: 5, **BR's:** 2, **BA's:** 2 Full
Basement: Yes, Full
Attic: Storage Only
Exterior: Clapboard/Shingle
Floors: Wood, Tile and Carpet
Roof: Composition asphalt shingle
Garage: Detached 1 Car
Outbuildings: Guest House, Tool House, Storage Shed
Fireplace: No
Heat: OHA
Oil Tank: (1) 275 gal., in basement
Electric: 100 Amp
Sewer: Septic
Water: Well
Exclusions: None Known
Mil Rate: 19.36 **Date:** 2008
Taxes: \$5,844 **Date:** 2008
Please verify current taxes
Offered at: \$375,000

DESCRIPTION:

This five acre property includes a two bedroom, two bath house, a totally renovated one bedroom separate guest house, a garage, a gazebo, and other outbuildings. The land is made up of three separate lots, two with the buildings, one land only, all of which could be resold individually. Another option is to combine the three parcels into one, which would significantly reduce the annual town tax.

The potential buyers for this unique offering are almost endless, including use as a home in the country, a possible family compound, or part/full time use for enjoying the sporting, cultural, and environmental amenities available in this corner of Connecticut.

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