



**20TH CENTURY SALTBOX, SALISBURY CT
WEB ID# JHA200 - OFFERED AT \$374,000**



**JOHN HARNEY
ASSOCIATES, LLC**

REAL ESTATE BROKERAGE

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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: 261 Housatonic River Rd., Salisbury, CT

MLS#: L131283

Land size: 4.82 acres

Map: 12, **Lot:** 33

Vol: 184, **Page:** 84

Survey Map#: 1235

Zoning: Residential (RR1)

Easements: 25 ft. driveway ROW

Year Built: 1971

Square Footage: 1,714

Total Rooms: 7, **BR's:** 3, **BA's:** 1.5

Basement: Full

Exterior: Clapboard siding

Floors: Wood - Oak

Roof: Asphalt shingle

Cooling: None

Heat: OHA

Oil Tank: (2) in basement

Sewer: Septic

Water: Well

Exclusions: None known

Mil Rate: 9.1 **Date:** 2008

Taxes: \$ 2,389 **Date:** 2008

Please current verify taxes

Offered at: \$374,000

DESCRIPTION:

This Saltbox Colonial is in a very private location above the Housatonic River. Set on 4.8 acres, this home has recently been updated with fine details, including new windows and doors. There are three bedrooms and 1.5 baths with oak flooring throughout the home. A den on the first level can easily be converted into an extra bedroom or office area. There are separate living and dining areas, with the bright eat-in kitchen just off of the Dining Room. The living area has a fireplace as well as doors that open up to a small terrace. A laundry area is located in the basement.

Surrounded by woods, this home boasts lovely landscaping with stone steps leading up to the front door. This home is close to both the Appalachian Trail and Housatonic River, providing excellent opportunities for hiking or canoeing. While private, this home is a short drive from area shopping and schools.

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