



**20TH CENTURY SALTBOX, SALISBURY CT  
WEB ID# JHA200 - OFFERED AT \$349,000**



**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:** 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:** 9.5 **Date:** 2009

**Taxes:** \$ 2,494 **Date:** 2009

**Please current verify taxes**

**Offered at:** \$349,000

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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