



**MOUNTAINTOP RETREAT - CORNWALL, CT
OFFERED AT \$1,495,000 - WEB ID# JHA204**



**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: 140 Great Hill Rd., Cornwall, CT
Land size: 30 Acres
Map: E 4-2, **Lot:** 6
Vol: 66, **Page:** 157
Survey#: None Noted
Zoning: Residential
Easements: Shared Driveway
Year Built: 1988
Square Footage: 3,144
Total Rooms: 9, **BR's:** 4, **BA's:** 2 full, 1 half
Basement: Partial
Exterior: Clapboard siding
Garage: 2-Car basement level
Floors: Hardwood
Roof: Composition asphalt shingle
Cooling: None
Heat: FHA, Oil/Wood Furnace
Oil Tank: (1) 275 gal. (in basement)
Sewer: Septic
Water: Well
Exclusions: None Known
Mil Rate: 12.05 **Date:** 2008
Taxes: \$ 10,153 **Date:** 2008
Please verify current taxes
Offered at: \$1,495,000 with 24 Acres OR at
\$1,895,000 with 58 Acres .

DESCRIPTION:

Tranquility, privacy, and panoramic views of the Tri-State region are just a few of the perks included with this custom-built colonial home on thirty acres. The first floor has an open and cozy kitchen, a family room with woodstove, a dining room, and a formal living room, all with exceptional views. A separate office area is also on this level.

Four bedrooms are on the second floor, including a master bedroom and spacious master bath. A partially finished basement provides access to an attached two-car garage. Surrounding the house is a wrap-around wood deck and small courtyards near the entrance and side. This mountaintop home is available at the current listing price with 24 acres or \$1,895,000 with 59 acres.

Property ID# JHA204



MOUNTAINTOP RETREAT - CORNWALL, CT



**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