



**1761 LAKEVILLE ANTIQUE - LAKEVILLE, CT**  
**WEB ID# JHA207 - OFFERED AT \$439,000**



**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:** 4 Appleway, Lakeville, CT  
**Land Size:** .378 Acre  
**Map:** 43, **Lot:** 02  
**Vol:** 208, **Page:** 553  
**Zoning:** Rural Residential 1  
**Property Type:** Colonial Antique  
**Easements:** Yes  
**Year Built:** 1761  
**Survey #:** 486  
**Square Footage:** 1,956  
**Total Rooms:** 9, **BR's:** 3, **BA's:** 2 Full  
**Basement:** Partial, **Attic:** Yes  
**Exterior:** Clapboard siding  
**Floors:** Wood, Carpet  
**Roof:** Composition asphalt shingle, New 2002  
**Garage:** 1 Car Attached  
**Outbuildings:** Small shed  
**Fireplace:** 2, fully restored in 2002  
**Heat:** Forced air, baseboard  
**Oil Tank:** (1) 275 gallon in basement  
**Electric:** 100 Amps  
**Sewer:** Septic, cesspool  
**Water:** Town  
**Exclusions:** None known  
**Mil Rate:** 9.3 **Date:** 2008  
**Taxes:** \$2,142 **Date:** 2008  
**Please verify current taxes**  
**Offered at:** \$439,000

DESCRIPTION:

1761 Ethan Allen Family homestead in Lakeville. This Colonial antique has been restored with great care, yet many historical details have been retained. Much of the period hardware has been used throughout and the Living room makes use of 1730 Windsor Connecticut wood paneling.

The house is situated on a small lot in Lakeville, CT. It has three Bedrooms and two full Baths. There are two fireplaces, both of which were restored in 2002. On the rear portion of the property is an additional, grandfathered building lot (.387 acre) for a Guest House or a possible Garage. This lot needs to be approved by TAHD. Close to the Lake Wononscopomuc and the Wassaic train station. There is an approved permit for an in-home business which has been established and is operational. Close to Hotchkiss School, Indian Mountain School and Salisbury School. A rare opportunity! **Property ID# JHA207**



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