



SECLUDED RIVERSIDE PROPERTY - NORTH CANAAN, CT
OFFERED AT \$289,000 - WEB ID# JHA213



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: 240 Salisbury Rd ., North Canaan, CT

MLS#:

Land size: 10 Acres

Map: 14, **Lot:** 28

Vol: 101, **Page:** 177

Zoning: Residential

Easements: None known

Year Built: 1995

Square Footage: 1,456

Total Rooms: 4, **BR's:** 1, **BA's:** 1 full, 1 half

Basement: None

Exterior: Vinyl

Floors: Hardwood, linoleum, tile, carpet

Roof: Composition shingle

Cooling: None

Electric: 200 Amp service

Heat: FHA

Oil Tank: (1) 275 Gal., lower level

Fireplace: 1, Gas

Sewer: Septic

Water: Town

Exclusions: Washer / Dryer

Mil Rate: 21 **Date:** 2008

Taxes: \$ 4,158 **Date:** 2008

Please verify current taxes

Offered at: \$289,000

DESCRIPTION:

Wonderful ten acre property with a two-story, one bedroom home. The house site sits high above the Blackberry River on a parcel that is secluded, yet close to the center of North Canaan.

The first level features a family room with oak and tiles floors, built-in book cases, and a gas fireplace. There are French doors leading to a patio. A large utility /storage room could be used for additional bedroom space. A spiral staircase to the second level leads to an open kitchen, living and dining area. Off of the kitchen is a full bath with laundry hook-up, as well as a 15' x 8' deck. The bedroom, with river views, has two closets, one of them a walk-in. An extra 10' x 6' room, currently used as an office, can be accessed through the walk-in closet.

A 30' x 50' greenhouse is on the large, cleared area of the property. There is plenty of room for expansion and possible sub-division. Opportunities for fishing and swimming in the river complete this picture.

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