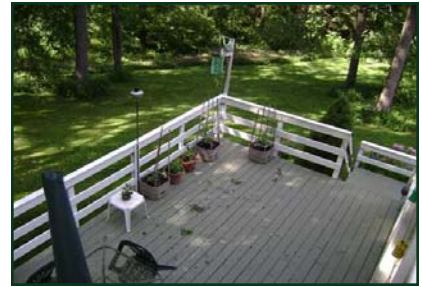




**ROLLING HILLS COLONIAL - SHARON, CT
OFFERED AT \$259,000 - WEB ID# JHA216**



**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

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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: 12 Rolling Hills, Sharon , CT

MLS#: L124571

Land size: 3.5 Acres

Map: 7, **Lot:** 64

Vol: 104 **Page:** 1070

Zoning: Residential

Easements: None known

Year Built: 1987

Square Footage: 1,254

Total Rooms: 6, **BR's:** 3, **BA's:** 2 full

Basement: Full, partially finished

Exterior: Vinyl siding

Floors: Carpet, Laminate

Roof: Composition asphalt shingle

Heat: Oil, FHA

Oil Tank: (1) in basement, 275 gal.

Sewer: Septic

Water: Well

Exclusions: None known

Mil Rate: 14.9 **Date:** 2008

Taxes: \$ 2,865 **Date:** 2008

Please verify current taxes

Offered at: \$259,000

DESCRIPTION:

Located in a private area, this three bedroom, two bath colonial is on 3.5 acres. The interior is clean and open. On the first floor there is a living room, dining room, and kitchen.

A finished room in the basement could be used as an added family room. With additional clearing, the views to the west can be improved.

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