



**SECLUDED FARMHOUSE IN SHARON, CT
OFFERED AT \$450,000 - WEB ID# JHA221**



**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: 220 Westwoods Rd., Sharon, CT

Land Size: 10 Acres

Map: 1, **Lot:** 2

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Zoning: RR

Property Type: Colonial

Easements: None known

Year Built: 1767

Square Footage: 2,218

Total Rooms: 7, **BR's:** 4, **BA's:** 2 Full

Basement: Crawlspace for furnace

Exterior: Clapboard siding

Floors: Wood, Tile

Roof: Composition Asphalt Shingle

Garage: Dettached - 2 Car, Heated

Outbuildings: Small Barn

Cooling: None

Fireplace: One

Heat: Forced Air - Oil

Oil Tank: (1) 275 Gallon, in basement

Electric: 110 Amp

Sewer: Septic, 1,000 Gal. tank

Water: Well

Exclusions: Known none

Mil Rate: 10.35 **Date:** 2008

Taxes: \$2,597 **Date:** 2009

Please verify current taxes

Offered at: \$450,000

DESCRIPTION:

Relive the past in a simple 4-bedroom 1767 country farmhouse located on ten secluded acres in the Westwoods section of Sharon. Great Room, country kitchen/dining room, 4-bedrooms and 2 bathrooms. Pick apples in the apple orchard, gather blueberries, cool off in the spring-fed in-ground pool or choose your Christmas tree from a Christmas tree lot. Snuggle up in winter by the fireplace in the great room, while your cars enjoy a 2-car heated garage. Animal lovers will appreciate the large dog compound and barn.

An extra bonus is that the new owner may apply for Public Act 490 which permits farms, forest or open space to be assessed at its (lower) use value rather than its fair market or highest and best use value. This results in lower real estate taxes.

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