



**SIMPLE "AT HOME" ELEGANCE - LAKEVILLE, CT
OFFERED AT \$525,000 - WEB ID# JHA220**



**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: 89 Belgo Rd., Lakeville, CT

MLS#: L119405

Land size: 2 +/- acres

Map: 10, **Lot:** 08

Vol: 209, **Page:** 1137

Survey#: 1646

Zoning: Residential

Easements: None known

Year Built: 1952, Renovated 2007

Square Footage: 2,100 (Owner)

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

Basement: Full

Exterior: Cedar shake

Floors: Wood

Roof: Asphalt shingle

Gutters: Copper

Electric: 200 Amp, underground

Cooling: A/C Ready

Heat: FHA & Radiant

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

Furnaces: Buderus boiler

Sewer: Engineered septic - 2007

Water: Well, re-drilled 2007

Exclusions: None known

Mil Rate: 9.3 **Date:** 2008

Taxes: \$2,680 **Date:** 2008

Please verify current taxes

Offered at: \$525,000

DESCRIPTION:

Charm and elegance are just two attributes of this New England farmhouse on the sought after Belgo Road. From the native stone chimney, to the stone wall that lines the front of the circle drive, this completely renovated home offers a nice retreat to the country.

Located on 3.5 acres this true New England charmer features a 40' covered mahogany front porch and a 40' mahogany partially covered rear porch with french doors to the dining and living room. The open, flowing light filled home has three bedrooms, a living room, second floor sitting area, two full baths, with one up and one down. There is a custom built kitchen.

The heating is radiant heat on first floor, forced hot air on the second and central air ready. The 12" wide pine floors and crown molding add to the simple elegance of this home.

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