



**PRICED TO SELL - SHARON COLONIAL  
OFFERED AT \$495,000 - JHA#226**



**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.

**Location:** 2 Jackson Hill Rd., Sharon, CT

**MLS#:** L-134873

**Land Size:** 24.63

**Map:** 12, **Lot:** 45

**Vol:** 108, **Page:** 912

**Zoning:** GR-2

**Easements:** None known

**Year Built:** 1850

**Square Footage:** 3,738

**Total Rooms:** 13

**BR's:** 6, **BA's:** 3 plus a Powder Room

**Basement:** Full, **Attic:** Yes

**Exterior:** Stucco, Clapboard siding

**Floors:** Wood, Tile

**Roof:** Composition asphalt shingle

**Garage:** Detached 2 Car Barn

**Outbuildings:** Cabana w/ 2 showers

**Fireplace:** 3

**Heat:** Baseboard / FHA

**Oil Tank:** (2) 275 Gal. basement

**Electric:** 400 Amps

**Sewer:** Septic.

**Water:** Town

**Exclusions:** None known

**Mil Rate:** 10.35 **Date:** 2009

**Taxes:** \$9,432 **Date:** 2009

**Please verify current taxes**

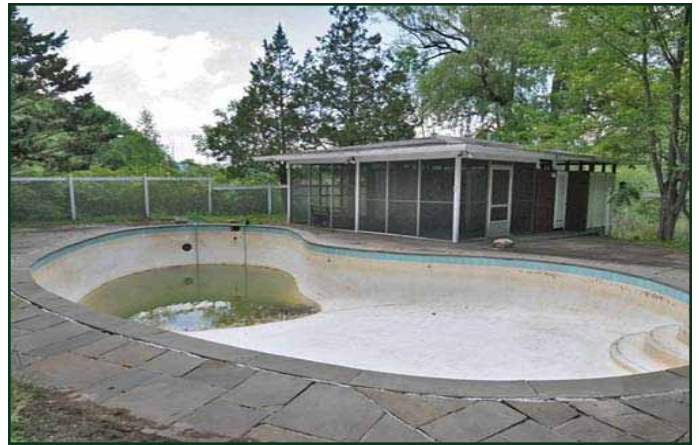
**Offered at:** \$495,000

**DESCRIPTION:**

Priced to sell!! This 3,738 square foot home was built in 1835 with 13 rooms, 6 bedrooms, 3 full baths and a powder room. Quality materials were used throughout with a full concrete basement, stucco and clapboard siding and a composition shingle roof.

Interior finishes include plaster walls and a mix of oak and Douglas fir flooring, there is an attached greenhouse. The property is being sold "as is, where is", the bathrooms and kitchen are dated and the roof needs replacement, however the structure appears solid and the mechanicals have been recently updated.

The land is mostly wetlands and does not appear suitable for subdivision. **Property ID# JHA226**



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