



**CHARMING FARMHOUSE IN SHARON, CT
OFFERED AT \$225,000 - JHA#227**



**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: 76 Cornwall Bridge Rd., Sharon, CT

MLS#: L134858

Land Size: 1.06 Acre

Map: 27, **Lot:** 7

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Zoning: RR

Property Type: Farmhouse

Easements: None known

Year Built: 1910

Square Footage: 1,076

Total Rooms: 6

BR's: 3, **BA's:** 1

Basement: Unfinished, fieldstone

Attic: Yes

Exterior: Aluminum Siding

Floors: Wood, Linoleum

Roof: Composition asphalt shingle

Garage: 1 car detached/carport

Heat: Warm air/Oil

Oil Tank: 250 Gal., in basement

Electric: 100 Amp

Sewer: Septic

Water: Town

Exclusions: None known

Mil Rate: 10.35 **Date:** 2009

Taxes: \$1,489 **Date:** 2009

Please verify current taxes

Offered at: \$225,000

DESCRIPTION:

Relive the past in this 1910 farmhouse and enjoy the layout of a bygone age. The house is still old-fashioned and unspoiled. Children will love its nooks and crannies. Apart from necessary electrical modification it is perfectly livable while the new owners restore it lovingly or modernize it.

The farmhouse is set back on one acre of gently sloping land and is protected from its neighbors by a mixture of trees and bushes. The house is small and has a country kitchen, dining room, living room and family room, three bedrooms and one bathroom. There is room enough for two or more cars in the garage and carport. The barn is old and crumbling but can be easily rebuilt.

The property is close to the center of Sharon and about 20 minutes drive from the train station at Wassaic, New York. Enjoy the public beach on Silver Lake (its old name is Mudge Pond which is still used today). Other advantages of living in Sharon are Sharon Day Care, Sharon Elementary School and last but not least Sharon Hospital.

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