SERENITY NOW AT CRAB APPLE COTTAGE

Crab Apple Cottage personifies the ultimate country home. This beautiful 3-Bedroom, 2.5-Bath Cape sits high on 6 acres of rolling lawn. The enchanting light-filled home features wainscotting, coffered ceilings, custom cabinetry, and painted floors. The attention to architectural detail shows throughout. This Sharon setting is private and well set back to enjoy the Westerly views across gardens from the deck and screened in Porch.

Web ID: EH #2072 Price: $1,295,000

ELYSE HARNEY REAL ESTATE

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RESIDENCE:
FIRST FLOOR:
Living Room: (24.5x18) front door entrance, wood-burning fireplace with brick surround, coffered ceiling, raised panel molding, wood floors
Back Entry Hall: double closet, built-ins, wood floors
Half Bath: wood floors, pedestal sink
Kitchen: (14x11) entrance off living room with farm sink, Carrere marble counter tops, 6-burner gas stove, window seat, windows overlooking yard, painted wood floors, pull-down access to full attic. Culligan water filtration system for drinking water
Breakfast Room: (13x11) built-ins, painted wood floors, window overlooking yard, built-in desk behind double doors
Dining Room: (18x17) wood-burning fireplace, vaulted ceiling, wood floors, French doors to back deck
Side Entrance/Mudroom: 2 sets of double closets, slate floor
Wood Deck: beautiful western exposure
Master Bedroom: (22.5x16) painted wood floor, two closets, bay window overlooking pool, door to screened-in porch
Master Bath: (10.6x9) painted wood floor, Jacuzzi tub and shower, linen closet
Screened-in Porch: painted, blue stone, western exposure
Door to Laundry Room: closets, washer/dryer, tile floor, entrance to basement and entrance to 2-car attached garage
SECOND FLOOR:
Bedroom: (16.2x12) walk-in closet, built-in shelves, painted floors, picture window with mountain views
Bedroom: (16.2x12) walk-in closet, painted floors, picture window with westerly views
Full Bath: vanity, tub and shower, black and white floor
GARAGE: 2-car attached, heated
OUTBUILDINGS: 2-car detached garage, barn
FEATURES:
Gunite Pool: with pool house
Views: Southwesterly views
Stone Walls
Stone Path
Picket Fence
High-speed Internet through phone

PERTINENT FACTS:
Location: 21 Fairchild Road, Sharon, CT
Land Size: 6.01 acres Map: 13 Lot: 55
Vol.: 161 Page: 744
Survey: # Zoning: residential
Frontage: 621'
Easements: right-of-way along driveway
Year Built: 1977; recently renovated
Square Footage: 3,009
Total Rooms: 6; BRs: 3, BAs: 2.5
Basement: partial unfinished - poured concrete, crawl space
Foundation: concrete & steel beams
Hatchway: yes
Attic: two attics; pull-down access
Laundry Location: first floor; Maytag washer & dryer
Floors: wood
Windows: storms and screens for all windows
Exterior: clapboard
Driveway: gravel
Roof: asphalt shingle 2005
Heat: forced Hydro Air - Viesam Furnace, additional baseboard in master bedroom and master bathroom 3 zones
Oil Tanks: two 330-gallon tanks in the basement
Air-Conditioning: central air
Hot water: Phase III
Plumbing: copper
Water softener: yes
Sewer: septic
Water: well - new pump 2008
Electric: 220 amps
Generator: 5000 watt; not auto testing
Alarm System: no
Appliances: Miele dishwasher, Viking 6-burner stove, Subzero refrigerator, Maytag washer/dryer
Exclusions: chandelier in dining room, sconces in living room, dining room & powder room, ceiling light in master bedroom, window treatments
Mil rate: $10.35 Date: 2009
Taxes: $8,000 +/- Date: 2010
Taxes change; please verify current taxes.

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