ENCHANTING RIVERFRONT COMPOUND

This beautiful riverfront property features 322 feet of frontage on the Housatonic River. The Main House has 3 Bedrooms, 2 Baths and a loft overlooking the Kitchen. There is also an Antique Guesthouse with 2 Bedrooms, 1.5 Baths and a newly renovated Kitchen. Enjoy outdoor dining in the screened-in Covered Bridge spanning the brook. Tennis courts are surrounded by beautiful gardens and a wisteria covered Pergola.

Web ID: EH #2202 Price: $985,000

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RESIDENCE:
FIRST FLOOR:
Living Room: (24x17) wood-burning stone fireplace, lots of windows, French doors to Front Patio with river view, chestnut wide board floors, window seat
Full Bath: shower, wood floor
Dining Room: (18x15) wide board chestnut floor, lots of windows overlooking river and beautiful gardens
Kitchen: (19x9.11) eat-in, with large windows, built-in cabinets, wood stove, exposed brick wall, dishwasher, refrigerator, range, wood floors
Terrace: stone terrace overlooking the river
SECOND FLOOR:
Master Bedroom: (18x14) closet, wood floors
Full Bath: tub, wood floors
Bedroom: (18x9) wood floors
Bedroom: (15x12) closet, wood floors
GARAGE: 2-car detached
OUTBUILDINGS: Guesthouse, screened-in Covered Bridge
GUEST HOUSE: Built in 1935, this quaint home has been recently renovated
Living Room: (25x11) original wood beams, wood floors, wood stove
Kitchen: eat-in, with wood cabinets, wood countertops, French doors to patio
Bedroom: (14x8) wood floors
Family Room: wood-burning stone fireplace, wood floors, French doors to side stone terrace
Bedroom: (19x11.5) wood floors, closet
FEATURES:
Tennis Court: yes
Views: of the Housatonic River

PERTINENT FACTS:
Location: 458 Route 7, Sharon, CT 06069
Land Size: 14 acres Map: 23 Lot: 22/23
Vol.: 124 Page: 569 Zoning: Residential
Additional Land Available: no
Frontage: 332+ feet of riverfront
Easements: none
Year Built: 1930
Square Footage: 1,921
Total Rooms: 6; BRs: 3, BAs: 2
Basement: unfinished
Foundation: stone
Hatchway: yes
Attic: no
Laundry Location: basement
Floors: hardwood, chestnut wide board
Windows: double hung with storms and screens
Exterior: cedar shingle
Driveway: dirt
Roof: asphalt shingle
Heat: OFA
Oil Tank: in basement
Air-Conditioning: none
Hot water: off furnace
Plumbing: mixed
Sewer: septic
Water: well
Electric: 200 amps
Cable/Satellite: cable
Appliances: GE and Frigidaire
Exclusions: none
Mil rate: $10.9 Date: November 2010
Taxes: $8,166.00 Date: November 2010
Taxes change; please verify current taxes.

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Description is subject to errors, omissions, unannounced price changes and/or availability. Care has been taken in preparing this description, but no warranty is intended or implied. Purchasers must satisfy themselves as to the correctness of all statements.

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