## WELLS HILL FEDERAL

Custom built Federal Farmhouse with Southwestern views, situated high on 17 acres overlooking the Southern Taconic and Litchfield Hills. This 4-Bedroom, 4.5-Bath home has antique details, including fireplace mantels, pocket doors, built-ins and hardware. Three fireplaces, Chef's Kitchen with eat-in area. Custom molding, 10' ceilings, vertical grain 5" wide oak floors with walnut inlay throughout. Attention to details. An ideal horse property. Long winding driveway, peaceful setting, close to town.

**Web ID: EH #2312 Price: $2,500,000**

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**RESIDENCE:**
**FIRST FLOOR:** 10' ceilings throughout
**Foyer:** (21x7) antique door with side lights and transoms, pocket doors to Family Room, opening to Living Room, arched opening to stairs to second floor
**Living Room:** (21x15) fireplace with antique mantel, double French doors to covered porch to lawn, double doors to Library
**Open Porch:** (14x14) French doors to Living Room, views to the Southeast
**Family Room:** (21x15) fireplace with antique mantel, built-in pine armoire, door to screened-in porch, views to the Southwest
**Screened Porch:** (14x14) screened-in, French doors to Family Room, door to kitchen, views to the Southwest
**Half Bath:**antique sink
**Dining Room:** (17x14) antique pocket doors to Library, opens to Butler's Pantry
**Butler's Pantry:** (7x5) built-in cabinetry, dishwasher and sink, opens to Dining Room
**Library:** (21x12) fireplace with decorative antique mantel, built-in shelving and cabinetry, glass French door to open porch, antique double pocket doors to Dining Room, brass light fixtures
**Terrace:** grass yard
**Kitchen:** (26x17) 9' ceilings, island with prep sink with black granite counter top, custom cabinets, white marble kitchen counters, commercial grade
**stainless steel appliances:** 6-burner, 48" double oven/range with hood; breakfast area, glass doors to screened porch, door to Mudroom, two built-in cabinets and shelving on either side of eat-in area
**Mudroom:** (7x5) built-in cubicle storage, closet, exterior door, door to cobblestone breezeway connected to garage, doorway to side yard
**Garage Entrance:** 2-bay attached plus one half-bay, three automatic wood garage doors, sheet-rocked with cement floors
**Second floor:** stub-ins for plumbing and electric-easy to finish second floor
**SECOND FLOOR:** all rooms upstairs have 9' ceilings; upstairs landing with arched entry
**Master Bedroom:** (21x13) views
**Master Bath:** 2 single marble vanities, claw foot tub, tiled shower, private WC, two walk-in closets
**Bedroom #2:** (17x14) double door linen closet with built-ins, closet with built-in drawers and shelving, door to third floor
**En Suite Full Bath:** double vanity, marble surround tub
**Laundry Room:** built-ins shelves, wood counter top with built-in sink
**Reading Alcove:** (15x7) arched top French doors to Bedroom
**Bedroom #3:** (15x14) wood floors, closet with built-in drawers and shelving
**En Suite Full Bath:** tiled shower
**Bedroom #4:** (15x14) wood floors, closet with built-in drawers and shelving
**En Suite Full Bath:** tiled shower
**THIRD FLOOR:**
**Game Room:** (20x20) 8' ceiling, full walk-up, finished, wood floors, cupola

**PERTINENT FACTS:**
**Location:** 310 Wells Hill Road, Lakeville, CT 06039
**Land Size:** 17 acres; Map: 7, Lot: 14.1
**Vol.:** Page:
**Survey:** # Zoning: residential
**Easements:**
**Year Built:** 2010
**Square Footage:** 4,600
**Total Rooms:** 11; BRs: 4, BAs: 4.5
**Basement:** full
**Foundation:** poured concrete
**Hatchway:** Bilco doors
**Laundry Location:** 2nd floor, built-in cabinets
**Floors:** wood floors throughout; oak floors, walnut inlay accent
**Windows:** Green Mountain double hung, wood storms and screens
**Exterior:** clapboard
**Driveway:** gravel
**Roof:** 50-year cedar shakes and copper standing seam and flashing
**Heat:** Hydro-Air; propane
**Air-Conditioning:** central
**Hot water:** direct propane
**Plumbing:** copper, PEX and PVC; Kohler plumbing
**Sewer:** septic
**Water:** well
**Electric:** 400 amps
**Generator:** roughed in
**Alarm System:** Berkshire Alarm
**Appliances:** included - GE washer/dryer
**Mil rate:** $10.0 Date: 2011
**Taxes:** $15,190 Date: 2011
Taxes change; please verify current taxes.

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