BARACK MATIF FARM

Views protected by The Scoville Wildlife Sanctuary and Barack Matif mountains. This home has been restored to its original beauty with all the modern and luxurious appointments professionally blended in. Features include 5-6 Bedrooms, 3.5 Baths, and a new Saline Pool with Spa.

Web ID: EH #2393 Price: $2,600,000

ELYSE HARNEY REAL ESTATE

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RESIDENCE: #16 Taconic Road, Salisbury, CT 06068
FIRST FLOOR:
Kitchen: (23'5"x19'6") large granite island, Garland six-burner stove and grill, new SubZero refrigerator, pantry closet with SubZero wine refrigerator, coat closet, fireplace with old wood mantel, Dining Area with mullioned picture windows and French doors to brick-walled formal gardens; door to
Screened Porch: (20x15) vaulted ceiling in dining area, chair rail, wainscoting
Butler's Pantry: (10'9"x12'13") soapstone counter with sink, built-in storage, large utility closet with wine refrigerator
Stairway to Bedroom Suite
Dining Room: (25'6"x14'11") bank of windows, old glass, brass sconces
Living Room: (29'7"x13'11") front door, fireplace with old mantel, French doors, restored wide board floors, built-in window seat, arched doorway to Dining Room
Guest Bath: marble sink with custom cabinet
Library: (18'10"x15'10") fireplace, French doors to covered porch, built-in bookshelves with custom lighting, wide board floor
Hall Stairway to Second Floor
Terrace Entry: (8'7"x7'2") French doors, wet bar with marble sink, large storage closet
Billiards Room: (21'6"x20'5") fireplace, door to covered porch, French doors to Terrace, paneled wall with built-in storage
SECOND FLOOR:
Master Bedroom Suite:
Master Bedroom: (16'2"x15'7") fireplace, four windows overlook brick garden, chair rail and detailed molding, two large walk-in closets
Master Bath: (11'8"x14'5") oversized porcelain sink and soaking tub with mahogany surround, tile and glass shower
Laundry Area: (11'9"x11'2") four closets, including two large walk-in closets
Study/Child's Bedroom: (12'7"x10'5") large walk-in closet, bookshelves, built-in storage
Bedroom #3: (12'7"x24'10") triple windows, sitting alcove, sleeping area
Shared Bath: (8'11"x5'1") tub with mahogany surround
Bedroom #4: (14'6"x9'1") closet, windows to view
Second Floor Landing: (13'9"x9'2") large hall closet
Bedroom #5: (20'7"x9'2") built-in bookcases, ceiling fan
Hall Bath: tiled, wainscoting, shower
Bedroom #6: (17'10"x12'1") built-in bookcases, storage, ceiling fan
GARAGE: new (2004) 3-bay, vaulted ceiling suitable for lift, bicycle room with mahogany floor and custom cabinets, outdoor shower with wood enclosure and mahogany bench, generator, garbage shed
FEATURES:
Swimming Pool: (50x18) New (2007) heated saline pool, with 10x10 attached Spa, custom granite surround, privet garden style fencing
Irrigation System for Gardens
Views: protected views in conservancy
RESIDENCE: #2 Taconic Road, Salisbury
Caretaker's Cottage: on contiguous property, in "as is" condition, 3 Bedrooms, wood stove and antique barn

PERTINENT FACTS:
Location: 2 Taconic Road, Salisbury; 1.42 acres 16 Taconic Road, Salisbury; 6.51 acres
#16: Map:15, **Lot:** 39;
#2: Map: 15, **Lot:** 38
Vol.: 212 Page: 1022 (#2 Taconic Road);
Vol.: 196 Page: 575 (#16 Taconic Road)
Survey: 1313/2516 (#2 Taconic Road)
Survey: 2320/2390/2516/2517 (#16 Taconic Road) Zoning: RR1
Easements: none known
Year Built (house at #16 Taconic Road): 1800; major renovation in 1990
Square Footage: 5,653 (town)
Total Rooms: 12; BRs: 5-6, BAs: 3.5
Basement: partial
Foundation: stone
Hatchway: yes
Attic: partial
Floors: wood; many wide board
Windows: storms and screens
Exterior: clapboard
Driveway: oil and stone -- 2011
Roof: wood shingle & copper
Heat: OHW; 4 zones; H.B. Smith boiler
Oil Tanks: in basement
Plumbing: mixed
Sewer: septic; new in 2006
Water: well; water softener
Electric: 200 amps CBs
Alarm System: yes
Appliances: range, refrigerator, dishwasher, washer & dryer
Mil rate: $10.00, Date: July 2011
Taxes: $1,670 (#2 Taconic Road), Date: July 2011
$10,203 (#16 Taconic Road), Date: July 2011
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.