



EXCEPTIONAL YEAR ROUND ARCHITECT DESIGNED HOME WITH BUILT-IN OFFICE/LIBRARY & LOW TAXES

EH# 4842

mls# 170470560

\$1,748,000

Salisbury,
Connecticut

Litchfield County

3,311 Sq Ft

6.09 Acres

4 Bed

3/1 Bath

Architect Richard Kimball, Chairman of the American Academy of Rome, designed this house for Theodore Ryan, chair of the CT legislature, and his wife (formerly called Ryan Lane). Sun-filled rooms with 2 wood burning fireplaces, built-in Office/Library, fully equipped kitchen with SubZero refrigerator, family room/bedroom with full bath and a 1st-floor primary en-suite bedroom with a large carpeted dressing room and full bathroom. A grand stone patio outside. Beautiful details throughout that include hardwood floors, crown moldings, lots of built-ins and antique mantels above both fireplaces. The large basement which includes a wine seller. Two additional bedrooms, a full bath upstairs along with a cedar-lined closet and a gym/spare room. All rooms in the house have great closets and storage space. The 2-car garage has a heated studio. This exceptional home is on 6+ acres and is quiet, spacious and private; close to the lake, beach, boating activities, skiing and several private and public schools. Beautiful year-round home in move-in condition with stunning mature trees and landscaping. Enjoy a breathtaking setting with sweeping views of the mountains and lake while relaxing, living/working just minutes from the Villages of Lakeville, Salisbury, Sharon and Millerton with a short ride to the Wassaic rail station to NY Grand Central. Must see!



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FIRST FLOOR

Covered Front Porch: Bluestone flooring, great views over sweeping front property, and Southern Mountain views.

Entrance: Dutch Door, Brass Hardware, Sidelights, Sisal carpet, crown molding

Living Room: Oak floors, French doors, Dental Molding, Wood burning fireplace with Antique Mantle, built-in bookcases with storage, corner cupboard, Dutch door to a stone patio, baseboard heating

Bluestone patio: with a Stonewall & magnificent Views

Dining Room: Oak wood floors, China closet, Crown molding

Kitchen: Terracotta tile floors, butcher block countertops, granite island with stainless steel sink, Subzero Refrigerator, extensive cabinets and storage, breakfast area with picture windows.

Library/Den: Oak wood floors, Built-in bookcases & storage space, recessed media built-ins, baseboard heat, alcove, crown molding, door to basement

Back Hallway: Oak wood floors, 2 closets, entry to a powder room, Morris English Wallpaper

Half Bath: Tile floors, Wainscotting, single sink, Morris English Wallpaper

Mud Room: Terracotta Tile floors, large closet, coat hooks off side entrance with Dutch Door

Laundry room: Terracotta tile floor, washer/dryer, utility sink, storage, and window.

Sitting Room/Bedroom: Oak wood floors, Wood burning fireplace w, antique mantle, radiant Heat, entry to full bath en-suite.

Full Bath: Tile floors, bathtub, single sink, bidet & windows.

Dressing Room: Fully carpeted, extensive built-in closets, built-in drawers, double hanging closet

Primary Bedroom: Oak wood floors, wall of built-in closets and storage drawers, crown molding, en-suite full bathroom.

Primary Bath: Heated wood floors, Tiled shower stall, Delph Tiled jetted tub, pedestal sink, towel heater and window.

SECOND FLOOR

Landing: Wood flooring, Dutch Door, walk-in cedar closet, 2 linen closets, attic fan

Bedroom: Wood floors, dormer, Closet, baseboard heat

Full bathroom: Tiled floors, double granite vanity, make up vanity, tile tub/shower and window

Bedroom: Wood Floors, twin dormers, closets

Gym/Spare room: Oak wood floors, storage, electric heat & window unit for AC

GARAGE

2 bays with garage door openers with loft on 2nd floor (great potential), Studio space with electric heat additional space for lawnmowers in back

FEATURES

Stone Wall on 3 sides of property

Stone Patio with stone wall with mature shade trees

Mountain views in a park-like setting

Bluestone walkway to side to Covered Front Porch & Side entrance to Kitchen

Location: 27 Woodcrest Lane, Lakeville, CT 06039

Land: 6.09 acres

Road Frontage: None

Easements: Check the deed

Year Built: 1976

Square Footage: 3,311

Total Rooms: 9 **BRs:** 4 **BAs:** 3.5

Basement: Concrete Floors, Bilko Door, Wine Cellar

Foundation: Poured Concrete

Hatchway: Walk Out

Attic: Crawl Space

Laundry Location: Main floor, utility sink and shelving and window

Number of Fireplaces: 2 wood burning with Antique Mantels

Floors: 2

Windows: Storm & Screen

Exterior: Stone & Clapboard

Driveway: Gravel

Roof: Asphalt Shingle

Heat: Oil, baseboard, radiant heat in sitting room/bedroom, electric in gym/spare room

Oil Tank: 2 tanks in basement

Air-Conditioning: Central air 1st floor, window unit-gym/spare room

Hot water: Off boiler

Sewer: Septic tank

Water: Public

Electric: 200 Amps

Satellite Dish: Yes

Generator: Yes, Auto-testing

Appliances: Dishwasher, Microwave, GE Profile Electric Stove/oven, Sub-Zero refrigerator, washer/dryer

Exclusions: None

Mil rate: \$ 11.0 **Date:** 2021

Taxes: \$6,824 **Date:** 2021

Listing Type: Exclusive

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