



## BESPOKE SALISBURY RETREAT

EH# 5226

mls# 170600932

\$3,685,000

Salisbury,  
Connecticut

Litchfield County

5,116 Sq Ft

6.28 Acres

4 Bed

4/1 Bath

Discover an unparalleled living experience in this newly constructed Salisbury home, perfectly positioned on the highly coveted Hammertown Road, where the enchanting Litchfield Hills and the picturesque Southern Berkshires converge. This masterpiece of contemporary design seamlessly blends modern luxury with the timeless charm of its stunning natural surroundings, offering a once-in-a-lifetime opportunity to embrace the best of both worlds in an unrivaled location. Perched atop a hill, the residence boasts breathtaking western views of Bear Mountain, bathing the interior in an abundance of natural light and treating residents to a dazzling display of colorful sunsets. The thoughtfully designed home features four en-suite bedrooms, each strategically positioned to maximize the awe-inspiring vistas, creating the perfect sanctuary for relaxation and rejuvenation. The open-concept main level showcases a clean, modern aesthetic, with a striking floating staircase and a living room with a wood-burning fireplace, providing the ultimate space for entertaining and unwinding. The gourmet kitchen, equipped with top-of-the-line appliances, is a chef's dream, while the expansive deck and screened porch, just steps from the heated gunite pool, offer the perfect setting for alfresco dining and lounging. The luxurious primary suite is a true oasis, boasting a spa-like bath and walk-in closet, while three additional en-suite bedrooms and a second living room provide ample space for family and guests. The unfinished lower level and space above the detached two-bay garage present endless possibilities for customization, allowing you to tailor the home to your specific needs and desires. Conveniently located near Twin Lakes, ski areas, and renowned schools, this retreat offers the perfect balance of modern comfort and outdoor



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## FIRST FLOOR

*All porches, stairs, and decks are constructed out of solid mahogany boards and versatile composite material. Porch ceilings constructed of treated "Lifespan" wood.*

**Covered Front Porch**

**Entry Hall**

**Half Bath off Entry Hall**

**Living Room with woodburning fireplace**

**Dining Room**

**Kitchen with Island & Pantry**

**Office**

**Mudroom with Laundry Closet and Side Porch Entry**

**Screened Porch off Back Door from Kitchen**

**Open Deck**

**Primary Suite**

**Primary Bedroom with French doors to back deck and western view**

**Primary Bath**

**Walk-In Closet**

## SECOND FLOOR

**Second Living Room with propane fireplace and western views**

**En Suite Bedroom 2**

**En Suite Bedroom 3**

**En Suite Bedroom 4**

**Laundry Room**

## LOWER LEVEL

**Unfinished, large egress windows offer the potential to finish this area**

## GARAGE

**Two-car detached, with staircase to unfinished space above**

## FEATURES

**Heated Gunite Pool**

**Western Views**

**Location:** 88 Hammertown Road, Salisbury, CT 06068

**Land Size:** 6.28 M/B/L: 23// 37/4

**Vol./Page:** 0263/0234

**Survey:** # 1952/Lot 3 **Zoning:** Residential

**Year Built:** 2022

**Square Footage:** 5116

**Total Rooms:** 8 **BRs:** 4 **BAs:** 4 full, 1 half

**Basement:** unfinished, 9 ft. ceilings, large egress windows

**Foundation:** poured concrete

**Bulkhead:** Yes

**Laundry Location:** main floor in Mudroom plus Upper Floor off Second Living Room

**Number of Fireplaces or Woodstoves:** 2

**Type of Floors:** White oak rift/quarter-sawn select 3/4" solid 8" face

**Windows:** Insulated, Anderson 400s, Marvin windows

**Exterior:** Hardie plank horizontal, flush mount

**Driveway:** stone

**Roof:** asphalt and metal

**Heat:** propane hot air

**Propane tank size and location:** buried, 1000 gallon

**Air-Conditioning:** central, 6 zones with Nest thermostats

**Hot water:** off furnace

**Sewer:** 1500 gallon septic with pump-up system to fields above driveway

**Water:** well

**Generator:** Kohler 20K whole house (to be installed before closing and will be set by electrical service out by the road. All wiring already in place)

**Appliances:** refrigerator, oven range, washer, dryer, dishwasher, cooktop, two under counter ovens, 2 laundry rooms (one with extra large capacity machines, one with modern LG Stack Unit) plus Ig Steam closet in upper laundry.

**Mil rate:** \$ 11 **Date:** 2023

**Taxes:** \$ 5,932 **Date:** 2023

Taxes change; please verify current taxes.

**Listing Type:** exclusive

# ELYSE HARNEY REAL ESTATE

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