



## SHARON COTTAGE ON 10+ ACRES

EH# 5349

mls# 24016660

\$945,000

Sharon,  
Connecticut

Litchfield County

960 Sq Ft

10.61 Acres

2 Bed

1 Bath

A spectacular parcel of land with building potential and a well-kept 2-bedroom, 1-bath cottage grace the prestigious 10-acre property in Sharon, CT. An upper building site was approved in 2011 and awaits the vision of its next land steward. An existing cottage on the property offers immediate use and enjoyment of the homestead. Views from the upper lot, privacy for both the cottage and potential building site, and only minutes to town make this property an ideal country retreat. It's a blank canvas for those dreaming of creating a homestead that echoes their lifestyle. Minutes to: Sharon Town Beach, Mohawk Ski Area, Sharon Audubon, Millerton, NY, Salisbury, CT, Metro North's Wassaic Station. This home is in the Sharon Historic District.



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## FIRST FLOOR

**Living Room/ Dining room:** Wood floors, wood stove

**Kitchen:** Wood cabinets, granite countertop, tile floor, door to back porch and door to basement/garage

**Deck:** Trex flooring, west facing

**Primary Bedroom:** wood floors, closet

**Bath:** tile, tub/shower, closet

**Hall:** coat closet, pantry closet, attic fan, pull down for attic

**Bedroom:** wood floors, closet

**Den/Study:** wood floor, closet

## GARAGE

1 car attached - concrete

## FEATURES

Building site up high with wonderful views east over protected land, abuts a major estate, Well, electric pulled, pond,

**Location:** 107 Amenia Union Road, Sharon, CT 06069

**Land Size:** 10.61 acres M/B/L:

**Vol./Page:** 190/997

**Survey: # Zoning:** Mixed Res. & Agricultural

**Water Frontage:** small pond up at the top of the property

**Year Built:** 1960

**Square Footage:** 960 SF

**Total Rooms:** 5 **BRs:** 2 **BA:** 1

**Basement:** Unfinished, concrete floor

**Foundation:** Poured Concrete

**Attic:** Unfinished

**Laundry Location:** Lower level- off

**Number of Woodstove:** 1

**Type of Floors:** Wood, tile

**Windows:** Anderson Thermopane and Screens

**Exterior:** Clapboard

**Driveway:** paved & gravel

**Roof:** Asphalt

**Heat:** Forced Hot Air

**Oil Tank:** in garage

**Air-Conditioning:** Central

**Hot water:** electric- 2022

**Sewer:** Septic

**Water:** 2 Wells- House -new expansion tank 2023 and ne Buildable site

**Generator:** 2024 12 KW generator

**Appliances:** 6 burner with griddle gas stove with 2 ovens, refrigerator, dishwasher, Washer & Dryer

**Exclusions:** None

**Mil rate:** \$ 14.4 Date: 2023

**Taxes:** \$ 2,698.00 Date: 2023

*Taxes change; please verify current taxes.*

**Listing Type:** Exclusive

# ELYSE HARNEY REAL ESTATE

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