



## IMPECCABLE RANCH IN CORNWALL CT

EH# 5353

mls# 24019231

\$424,900

West Cornwall,  
Connecticut

Litchfield County

1,208 Sq Ft

1.43 Acres

3 Bed

2 Bath

Welcome to 94 Cemetery Hill, Cornwall! This meticulous ranch-style home is perfect for those seeking the ease of one-level living. The home features three generously sized bedrooms and 2 full baths. The perfectly sized living room has a wood-burning fireplace, built-in cabinetry, and lots of natural light. The eat-in renovated kitchen with maple cabinets and granite counters is the heart of the home, ideal for casual dining and entertaining. Hardwood floors throughout! Nestled on 1.43 acres this property offers a private backyard and has a cozy year-round porch with propane fireplace. The basement has tremendous storage and a very large and functional workshop! Conveniently located just a short drive to Mohawk Mountain for skiing, Cream Hill Lake's town beach for fishing or swimming, and the Cornwall village tennis courts and library.



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## FIRST FLOOR

### Entrance

**Living Room:** wood-burning fireplace, bay window, built-ins

**Kitchen:** eat-in, granite countertops, soft close cabinets, pantry

**Screened-in Porch:** propane stove, 3/4 season panels

### Terrace

### Primary Bedroom

### Primary Bath

**Bedroom:** ceiling fan

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### Full Bath

## GARAGE

2 car attached

## OUTBUILDING

Storage barn

## FEATURES

Mature landscaping

Generator hook up

**Location:** 94 Cemetery Hill Road, West Cornwall, CT

**Land Size:** 1.43 acres **M/B/L:** 7/04/10

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**Year Built:** 1965

**Square Footage:** 1,208

**Total Rooms:** 6 **BRs:** 3 **BA:** 2

**Basement:** partially finished

**Foundation:** concrete

**Hatchway:** yes

**Attic:** yes

**Laundry Location:** basement

**Exterior:** wood shingle

**Roof:** asphalt shingle 2011

**Heat:** forced air

**Oil Tank(s) – size & location:** in basement, oil

**Air-Conditioning:** split unit ac

**Hot water:** yes

**Sewer:** septic

**Water:** well

**Generator:** hook up available

**Appliances:** refrigerator, dishwasher, washer, dryer, range, hood, microwave

**Mil rate:** \$ 14.7 **Date:** 2023

**Taxes:** \$ 2,792 **Date:** 2023

*Taxes change; please verify current taxes.*

**Listing Type:** Exclusive

# ELYSE HARNEY REAL ESTATE

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