



COZY SALISBURY EDGE-OF-TOWN FARMHOUSE

EH# 5357

mls# 24019699

\$550,000

Salisbury,
Connecticut

Litchfield County

1,714 Sq Ft

0.50 Acres

3 Bed

1/1 Bath

This 3-bedroom Farmhouse with a Garage is in a Commercially Zoned edge-of-town location just down the street from the Scoville Memorial Library, the grocery market, restaurants and shops, and the Bike Path which runs from the east side of Salisbury to near Lakeville Lake. Town Water and Town Sewer provide this property with endless opportunities!



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FIRST FLOOR

Original Front Entrance: currently used as Bedroom, windows on 3 sides

Living Room: woodburning fireplace

Dining Room: corner windows

Laundry Room / Mudroom: counter, door to Deck

Kitchen: electric stove, refrigerator, dishwasher, 2 wall ovens, laminate counters, door to Basement

Half Bath

Deck

SECOND FLOOR

Bedroom: closet

Bedroom: 3 closets

Bedroom: closet

Full Bath: tub/shower

GARAGE

Interior stairs to the Second Floor

Location: 15 Indian Cave Road, Salisbury, CT 06068

Land Size: 0.50 acres **Map:** 54 Lot: 66

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Survey: #2657 **Zoning:** CG2

Easements: as per the Deed

Year Built: 1949

Square Footage: 1714 sq ft

Total Rooms: 8 **BRs:** 3-4 **BAs:** 1.5

Basement: Yes, unfinished, woodstove: unknown condition, poured floor

Hatchway: Yes

Attic: Trap access

Laundry Room/Mudroom: off Kitchen, appliances not included in sale

Floors: wood

Exterior: wood

Driveway: crushed stone

Roof: asphalt shingle 2021

Heat: Hot water, Weil McLain boiler

Oil Tank: Basement

Air-Conditioning: No

Hot water: 50-gallon heater

Sewer: Town

Water: Town

Generator: No

Exclusions: Washer & Dryer belong to the Tenant

Mil rate: \$11.

Taxes: \$ 1,843.60 **Date:** 2022

Taxes change; please verify current taxes.

ELYSE HARNEY REAL ESTATE

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