



OUTSTANDING SALISBURY MULTI-USE PROPERTY

EH# 5358

mls# 24019704

\$900,000

Salisbury,
Connecticut

Litchfield County

4,156 Sq Ft

1.08 Acres

4 Bed

3/1 Bath

An incredible Barn just renovated as a beautiful residence with 2 Great Rooms, a fabulous Kitchen, 4 Bedrooms, 3.5 Baths, 2 Offices/Dens, Central Air, beautiful original wood floors, a huge Attic, and a Basement. There is potential for a second Kitchen upstairs and for the 2 levels to be independent living spaces. Also included is a developable open lot, which gives the property a total of over 1 acre in 2 separate parcels. This Commercially Zoned edge-of-Town location is 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!



Juliet Moore

cell : 860-480-0546
office : 860-435-2200
jmoore@harneyre.com

ELYSE HARNEY
REAL ESTATE



Thomas M. Callahan

cell : 860-671-9901
office : 860-435-2200
Tcallahan@Harneyre.com

ELYSE HARNEY
REAL ESTATE

FIRST FLOOR

Entrance: vestibule with door to Main Floor and stairs to Second Floor.

Great Room: propane-fired fireplace, beam ceiling, door to rear Deck and driveway-side Front Door

Dining Area

Kitchen: Wolf propane range, LG refrigerator, Bosch dishwasher, granite counters, built-in microwave, wine refrigerator, farm sink

Deck: with trellis and fence surrounded with gates

Half Bath Laundry Room

Primary Bedroom: double closet

Primary Bath: double vanities, walk-in shower, marble surrounds, closet

Office: atrium doors to the outside, built-in bookshelves

Office/Potential Bedroom: separate heat pump, door to the outside

SECOND FLOOR

Great Room: propane fireplace, built-in shelving, refrigerator in the closet, extra electricity in the wall for a future full Kitchen

Primary Bedroom: closet

Primary Bath: tub/shower

Bedroom: closet

Bedroom: closet

Full Bath: shower, marble surround

OUTBUILDINGS

Garden Shed

FEATURES

The Second Floor has the potential to be a separate residence with the addition of a full Kitchen (by application and approval) as long as the square footage is less than the Main Floor. If this is done the street-side entrance can be the Front Door for the Second Floor and the Main Floor can be entered by the driveway side.

The central location is one block from Main Street and all the shops, library, and Town Also, half a block to the Bike Path running from the east side of Salisbury to Lakeville.

Steel support beams run the length of the building.

Buried grease trap for potential food service business.

UNDEVELOPED LAND PARCEL

Location: 0 Indian Cave Road, Salisbury, CT 06068

Land Size: 0.62 acres

Land Size: 0.46 acres **Map:** 54 Lot: 66

Vol.: 0221 **Page:** 0808

Survey: #2456/2657 **Zoning:** CG2

Easements: as per Deed

Year Built: 1900 (Town) Renovation 2020+/-

Square Footage: 4,156 sq ft

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

Basement: yes, unfinished

Foundation: Poured

Hatchway: Yes

Attic: full, unfinished

Laundry Location: Main Floor: with appliances

Second Floor: closet with hook-ups

Floors: antique wood

Exterior: wood

Driveway: pea stone

Roof: asphalt shingle, +/-2010

Heat: hot air

Propane Tank: 1000-gallon tank buried in back

Air-Conditioning: Central with zones

Hot water: propane

Sewer: Town

Water: Town

Generator: hookup

Grease trap buried: unknown size and condition

Exclusions: possibly the upstairs refrigerator

Mil rate: \$ 11.

Taxes: \$ 5,317.40 Date: 2022

Taxes change; please verify current taxes.

LAND PARCEL

Location: 0 Indian Cave Road, Salisbury, CT 06068

Land Size: 0.62 acres **Map:** 54 **Lot:** 63

Vol.: 215 **Page:** 1134

Survey: #2657 **Zoning:** CG2

Easements: as per the Deed

Sewer: Town

Water: Town

Mil rate: \$11.

Taxes: \$1,393.70 **Date:** 2022

Taxes change; please verify current taxes.

ELYSE HARNEY REAL ESTATE

Elyse Harney Real Estate LLC - Elyse Harney, Principal Broker, Licensed in CT NY MA Principle Office 11 East Main Street Salisbury, CT 06068 Phone: 860-435-2200