



## LUXURIOUS COUNTRY COMPOUND

EH# 5348

mls# 24016636

\$2,845,000

Sharon,  
Connecticut

Litchfield County

12 Sq Ft

23.90 Acres

9 Bed

11/3 Bath

Luxurious and private club-like lifestyle with every amenity! Prestigious Sharon Estate with Multiple Residences, Car Collector & Horse Barns, Tennis House, picturesque grounds, and both eastern mountain & western sunset views! Two main residencies can be enjoyed separately or combined for expansive living and entertaining space and are connected by a gorgeous 1,000 sq. ft. Solarium Walkway that frames the Perennial Gardens. The Second Residence includes 2- Kitchens and 3 En suite Baths plus a Spectacular Indoor Pool Entertainment Complex with Cathedral ceiling plus Spa & Sauna and a Sunroom that spans the full width of the building and French-door-lined enclosed Patio and teak deck on the upper level with beautiful western views of the estate. In the Lower Level, there is a gym and Custom pistol range. High-end historic and Custom-made finishes throughout the Main Homes, as well as a bright and sunny Guest House that sits above the 7-Bay heated garage, are all thoughtfully positioned for privacy and enjoyment of the properties many amenities. An Eight-Stall Stable with a Caretaker's Apartment is accessed from its own private drive and enjoys the property's expansive open lawns, fenced pastures, hayfield, and riding areas. A historic reclaimed Barn that abuts the Car Barn with a Lift can offer dramatic entertaining space or an ideal automobile showroom. A separate 7-Bay Barn for Equipment Storage is flanked by a chicken coop and a Greenhouse. A fenced vegetable garden, mature fruit trees, and perennials with stone walls are woven throughout – enhancing this magical setting and beautiful canvas for gardeners and nature lovers alike. The beautiful commingling of indoor and outdoor spaces and activities on this spectacular property close to the center of the historic town center of Sharon, provides the ultimate respite and gathering place.



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## MAIN RESIDENCE

FIRST FLOOR: Wide board pine floors, plaster walls

- Entry Foyer: Entry from Covered Entry Porch, wide board pine floor, wood-burning fireplace with marble surround and custom-made cherry wood paneled wall, built-in cherry wood cabinetry, built-in cherry wood window seating, exposed beams, china closet under the stairs
- Sunken Living Room: Wide board pine floor, wood-burning fireplace with marble hearth & surround and cherry wooden mantle, coffered ceiling with detailed cherry wood moldings, cherry wood paneled walls and chair rail, oversized windows with transom
- Dining Room: Wide board pine floor, solid marble fireplace, doors to Entry Foyer and French door to Sunroom and Kitchen
- Three Season Sunroom: Large wrap-around, slate tile floor, vaulted ceiling with white wood finish, thermopane windows, door to large enclosed perennial garden, French doors to Kitchen and Dining Room
- Eat-In Kitchen: Wide board pine floor, brick wood-burning fireplace with beehive oven, custom wooden cabinetry, double oven, painted wood ceiling, exposed beams, marble island with antique cabinetry and built-in double warming drawers, breakfast bar with butcher block countertop, seating, dishwasher, large double bowl custom copper sink, refrigerator, built-in corner cabinetry framing eat-in area, French doors to Perennial Garden
- Back Hall: Two double coat closets, kitchen pantry, double supply closet
- Family Room: Pine floor, Jacobean Oak paneled walls from 1890s imported from England Manor House with hand-pegged styles and rails, wood-burning fireplace with marble surround, Oak wet bar with copper sink, French doors to Perennial Garden, door to Solarium Walkway
- En Suite Bedroom: Oak floor, closet, built-in desk
- Full Bath: Tile floor, single vanity with marble countertop, tub/shower with marble surround
- Laundry Foyer: Pine and tile floor, laundry chute, stairs to lower level
- Powder Room: Tile floor, single vanity
- Mudroom Side Entry: Tile floor, closet, wormwood board walls, copper wash sink with custom wooden cabinetry and butcher block countertop

## SECOND FLOOR

Primary Bedroom Suite - Private hall off upper landing

- Bedroom: Pine floor, wood-burning fireplace with English antique marble surround
- Full Bath & Dressing Room: Wood floor in dressing room, tile floor in bathroom, three mirrored closets, tub/shower with marble surround, dressing vanity with marble top, single sink vanity with custom wood cabinetry and marble top
- Full Bath & Walk-In Closet: Wood floor in closet area, tile floor in bathroom, marble vanity, marble shower with steam glass enclosure
- En Suite Bedroom: Pine floor, two closets, French doors to balcony overlooking front lawn and mountain views
  - Full Bath: Tile floor, tile tub/shower, single vanity with marble countertop
- Large floor-to-ceiling Cedar Closet: Off hall

Bedroom Suite - Private hall off upper level landing

- Library Room: Original pine floor, wood-burning fireplace with Dutch tile surround/hearth and wooden mantle, wood-paneled wall, chair rail, built-in bookshelves and cabinetry, closet
- Bedroom: Oak floor, walk-in closet, windows on three sides overlooking perennial gardens
  - Full Bath: Tile floor, double vanity with marble countertop, soaking tub with marble surround and shower enclosure
- Office / Bedroom / Meditation Room: Pine floor, sound insulated with double door, closet
- En Suite Bedroom: Oak floor, walk-in closet
  - Full Bath: Tile floor, single vanity with marble top, tub/shower with marble surround

## LOWER LEVEL

- Wine Room and Hall: Bluestone floor, hallway of arched custom-made doorways leading to wine & storage closets
- Yoga Studio: Carpet, mirrored walls
- Storage Room: Concrete floor, chest freezer, leads to mechanical room and hallway utility, entry that joins to Second Residence
- Mechanical Room
- Second Mechanical Room

## ATTIC

- Partially finished with large Cedar Room storage

## FEATURES:

The property showcases an array of impressive features, including surround sound custom-made built-ins with hinges, locks, and lighting throughout, original home wood flooring with spikes, automatic closet lighting, solid wood doors with porcelain or brass handles, and a custom perennial garden. Recreational amenities consist of a pool, hot-tub, sauna, steam room, and a Har-Tru tennis court, all surrounded by stunning views and exquisite landscaping. The grounds also include a wood shed, run-in sheds, fenced pasture, and a separate driveway. Safety measures have been implemented, such as lighting rods and grounded cables on all structures, along with an extensive water drain system installed throughout the property. Convenient features like on-site fuel pumps for both automobile and diesel, as well as three interlinked wells, provide easy access to resources. The crown jewel of the estate is the historical home dating back to circa 1857, with most of its original features, such as beams and floors, carefully retained and restored.

## TWO RESTORED AND RENOVATED BARNs FROM THE 1800s

### FIRST FLOOR - Oak floors

- Solarium Hallway Entrance: Through French doors
- Great Room: 38' x 54' (2000 sq ft) with 14' ceiling height, oak floor, massive 11 ft wide stone fireplace with custom wooden beam mantle, expansive windows overlooking the indoor heated pool, closets, exposed post-and-beam and wood ceiling, oak entertainment kitchen cabinetry with stainless sink, full-size dishwasher, microwave, 2-burner electric range, refrigerator, barn door enclosure, stairs to upper-level home with main kitchen, stairs to basement, cast iron radiators, built-in sound system
- Hand-Hewn American Chestnut Post-and-Beam Construction: (3200 sq ft total) including 41' x 51' (2,000 sq ft) pool area with 45' x 10' (450 sq ft) solarium/sauna and 51' x 16' (816 sq ft) enclosed porch with open French doors
- Indoor Heated Pool & Spa: Heated tile floor, 20' x 30' 8-ft deep 24,000-gallon tile pool with bluestone edging and lighting, tiered spa/hot tub under solarium with dining area, exposed post-and-beam construction, four sets of French doors to enclosed Bluestone Patio, copper-lined built-in planter in half wall between spa and pool, cathedral ceiling, hot air and hot water radiant heat, sound system, ceiling fans and lighting
- Full Bath: Tile floor and walls, tile shower with glass enclosure, wall-mount corner sink
- Sauna: Large 10' x 7' cedar with two-level bench seating from Tylo Sauna Co Sweden and speakers, steam shower
- Enclosed Bluestone Patio: Bluestone tile floor, wood ceiling, ceiling fans, three walls of French doors with transom above, insulated, electric heat
- Second Story Deck above Patio: 816 sq ft teak decking overlooking fields

## SECOND FLOOR - Hot water baseboard heat

- Living Room: Oak floor, woodstove, exposed beams and vaulted ceiling, door to hall, door to bedroom, open to kitchen
- Eat-In Kitchen: Oak cabinetry, 4-burner electric range, GE refrigerator, GE double wall ovens, porcelain double sink, Bosch dishwasher
- En Suite Bedroom 1: Oak floor, three closets, exposed beams
  - Full Bath: Oak floor, tile tub/shower, dresser-style single vanity
- Side Hall to Bedrooms
- En Suite Bedroom 2: Oak floor, closet, exposed beams and vaulted ceiling
  - Full Bath: Oak floor, shower with glass enclosure, dresser-style single vanity
- En Suite Bedroom 3: Oak floor, exposed beams and vaulted ceiling, closet
  - Full Bath: Oak floor, clawfoot tub/shower, dresser-style single vanity, vaulted ceiling with exposed beams
- Utility Closet: Air handler (new summer 2020)

## LOWER LEVEL - Hot air heat

- Gym: Carpet, mirrored walls, closets, stairs up to Great Room
- Walk-In Safe & Walk-In Refrigerator: PolarCool Refrigerator, Walk-in Mosler Safe 8' x 12' with shelving
- Laundry Closet: Off gym, tile floor, front-load Electrolux washer and dryer with shelving above
- Water Closet: Tile floor, single wooden vanity
- Showering Rooms: Two separate showering rooms with tile floor and showers with glass enclosure, each has dressing room with vanity and mirror
- Mechanical and Storage Hallway: Carpet, pool mechanical closets on left, shooting range storage closets on right, carpeted walls
- Mechanical Room: With slop sink
- Utilities Access Room
- Indoor Pistol Shooting Range: Custom soundproof, ventilated pistol shooting range with movable target

## STONE BUNKER

- Full stone construction, electricity, electric heat, door to Back Patio off Solarium, Slate Stone Patio

## SOLARIUM WALKWAY

- Lined with double windows and French doors, radiant floor heating under imported tile floor, Cypress wood walls, connects Main Home and Guest Home/Indoor Pool, doors to Perennial Garden, stone wall with bluestone garden shelf

## PERENNIAL GARDEN

- Brick patio and pathways, stonewalls, professionally landscaped and fenced

## GARAGE GUEST HOUSE UPPER LIVING AREA

- Entrance: From private driveway entry to staircase to Upper Level
- Living Room: Oak floor, wall insert wood-burning fireplace with marble and wood paneling surround, full wall windows overlooking horse pastures, built-in desk
- Dining Room: Oak floor, leads to Office and Kitchen areas, storage closet
- Kitchen: Tile floor, light tunnel skylight, granite stone countertops and backsplash, dishwasher, wall oven, electric cooktop, cherry cabinets, refrigerator in breakfast area
- Office: Oak floor, two separately partitioned workspaces with middle wall, built-in cabinetry and desk in one workspace
- Full Bath: Tile floor, single vanity, shower with glass enclosure
- Bedroom: Carpet, built-in cabinetry
- Den/Study: Oak floor, connects Family Room and Master Suite/Living Room
- Family Room: Oak floor, built-in cabinetry, French door to deck
- Deck: Large wood decking, overlooking mountain views
- Laundry: In garages on lower level

## GARAGES

- 7 Garage Bays: Concrete floor, wash bays with water hookups, all electric overhead doors, slop sink, washer and dryer, closet, heated, utility closet, boiler room

## BARN, TENNIS, CARETAKER'S APT

## TENNIS COURT & STUDIO

- Har-Tru tennis court, studio building with kitchenette, full bath, heat, and deck overlooking the court

## FEATURES

- Wood shed
- Run-in sheds
- Cedar fenced pasture
- Separate driveway and pebble stone roads through property
- Fenced vegetable garden
- Orchard with apple, pear, peach, cherry trees
- Yard hydrants
- Perennial garden
- Automatic electric fuel pump
- Mounting ramp
- Tennis court
- Wood storage shed
- Small livestock shed

Location: MAIN HOUSE

- 93 Amenia Union Road, Sharon, CT 06069
- Land Size: 23.95 acres
- Map: 8, Lot: 30
- Vol/Page: 190/995
- Survey: #
- Zoning: RR & FARM TILL C
- Additional Land Available: no
- Road Frontage: 1,134 feet on Benton Hill Road, 1,452 feet on Amenia Union Road
- Easements: refer to deed
- Year Built: 1983
- Square Footage: 21,453 sq. ft. total gross area for 2 main residences per town, two Main homes 8200sf and 6850sf and 1000sf solarium walkway (per owner)
  - 12,759 living area plus finished basements, enclosed porches, indoor pool (per town)
  - Guest home & 7 bay garage: 1,791 sq ft living; 4,268 sq ft total
  - Tennis court and house: 371 sq ft living (expansive open western views)
  - Horse Stable: 2,752 sq ft 8 bay stall
  - Antique Barn – renovated and insulated 1,782 sq ft
  - Equipment Barn: 2,520 sq ft
  - Collectors Heated Car Garage with lift: 1,376sq ft
- Total Rooms: 13, BRs: 6, BAs: 6 Full, 1 Half
- Basement: full, partially finished
- Foundation: concrete
- Hatchway: yes
- Attic: walk-up, partially finished storage space
- Laundry Location: first floor
- Number of Fireplaces: 7
- Floors: tile, pine, oak, carpet, bluestone, brick
- Windows: mixed, thermopane and single pane
- Exterior: wood clapboard
- Driveway: stone
- Roof: wood shingle
- Heat: oil, New Boiler installed 2013, forced hot air
- Oil Tank(s) – size & location: 3,000-gallon buried in backyard
- Air-Conditioning: central air
- Hot water: off boiler hot water tank new installed 2013
- Plumbing: mixed
- Sewer: septic
- Water: well
- Electric: 400 amps
- Generator: yes, Kohler Diesel full house auto testing
- Alarm System: yes
- Appliances: refrigerator, two wall ovens, dishwasher, cooktop
- Mil rate: \$14.4, Date: 2024
- Taxes: \$ 29,028, Date: 2024
  - Taxes change; please verify current taxes.
- Listing Agent: Elyse Harney Morris & Holly Leibrock
- Listing Type: exclusive

## ELYSE HARNEY REAL ESTATE

Location: SECOND RESIDENCE

- 93 Amenia Road, Sharon, CT 06069
- Year Built: 1985
- Square Footage: approx. 9,500 sq. ft including pool, enclosed porch and finished basement (per owner)
- Total Rooms: 8, BRs: 3, BAs: 5 Full
- Basement: full, partially finished, access to stone bunker
- Foundation: concrete
- Hatchway: yes
- Attic: n/a
- Laundry Location: basement in the gym
- Number of Fireplaces or Woodstoves: 1 fireplace in the Great Room, 1 woodstove in the upper living room
- Floors: tile, wood
- Windows: mixed, thermopane and single pane
- Exterior: wood
- Roof: cedar shake & Copper lining, Roof Installed October 2011
- Heat: hot water, New Boiler installed 2013, baseboard, radiant in pool area, forced air in basement
- Oil Tank(s) – size & location: 4,000-gallon buried oil tank in Perennial Gardens that serves the Second Residence and Pool Area
- Air-Conditioning: central air, New July 2020
- Hot water: oil, New Hotwater tank Installed 2013
- Plumbing: mixed
- Sewer: septic
- Water: well, shared with Barn
- Electric: 400 amps
- Generator: yes, shared with Horse Barn and Caretaker's Apt

Location: GUEST HOME & 7 BAY GARAGE

- 93 Amenia Union Road, Sharon, CT 06069
- Year Built: 1950's, Completely renovated 1985, Remodeled kitchen 2004
- Square Footage: 1376 + garage xxx to be confirmed
- Total Rooms: 7, BRs: 1-2, BAs: 1
- Basement: n/a
- Foundation: concrete
- Hatchway: n/a
- Attic: yes, access kitchen ceiling, 2 air handlers
- Laundry Location: In garage
- Number of Fireplaces or Wood stoves: 1 In Living Room

- Floors: wood, tile
- Windows: thermopane, mixed
- Exterior: wood clapboard
- Driveway: paved
- Roof: cedar shake
- Heat: oil, hot air
- Oil Tank(s) – size & location: 1,000-gallon buried tank plus additional 275-gallon tank inside the utility room
- Air-Conditioning: central air
- Hot water: oil
- Plumbing: mixed
- Sewer: septic
- Water: well
- Electric: 400amps
- Generator: yes, full house automatic diesel, shared with Main Home

Location: HORSE BARN & CARETAKER'S APT, AUTO STORAGE/ENTERTAIN/PARTY BARN & COLLECTORS AUTO GARAGE BARN & EQUIPMENT BARN & TENNIS STUDIO/COURT

- 93 Amenia Union Road, Sharon, CT 06069
- Year Built: 1985
- Total Rooms: 5, BRs: 2, BAs: 1
- Basement: n/a
- Foundation: slab
- Hatchway: n/a
- Attic: above horse barn and caretaker apt
- Laundry Location: In Full Bath of Apt
- Number of Fireplaces or Woodstoves: 1 woodstove
- Floors: wood, linoleum, cement
- Windows: single pane
- Exterior: Cedar wood, vertical board
- Driveway: separate driveway access
- Roof: wood shingle
- Heat: hot air, oil, New Boiler installed 2018
- Oil Tank(s) – size & location: 2,000-gallon In ground tank, Diesel in ground
- Air-Conditioning: no
- Hot water: electric
- Plumbing: mixed
- Sewer: septic
- Water: well
- Electric: 200 amps
- Generator: yes, fully automatic full house diesel, in utility closet of Caretaker's Apt, shared with Second Residence and Pool

## ELYSE HARNEY REAL ESTATE

