

Opportunity Knocks!



\$ 189,000



201 Cow Hill Road, Clinton, CT 06413

WEB: 201CowHillRoad.deballdredge.com

- » **Beds:** 3 | **Baths:** 2 Full
- » **MLS #:** 170051221
- » Single Family | 2,295 ft²
- » Offers Single Floor Living.
- » Living Room With Vaulted Ceilings & Exposed Beams.
- » New Septic System.
- » Situated On 2.31 Acres.
- » To Be Conveyed In "As-Is" Condition.

QR Code



Debbie Alldredge
(860) 304-4664 (Cell)
(860) 767-7488 (Office)
(860) 767-7370 (Fax)
deb@deballdredge.com
<http://www.deballdredge.com>



William Pitt Sotheby's International Realty
13 Main Street
Essex, CT 06426
(860) 767-7488

This three bedroom, two bath ranch style home offers single floor living with a flexible floor plan. The living room features a large picture window, vaulted ceiling with exposed beams and a pellet stove. Large master bedroom has a walk-in closet. In addition to the two car garage, the property includes a separate shed for additional storage. Situated on 2.31 acres with mature trees and stone walls. Updating and renovating may be required. The property is in an estate and the sale is subject to probate court approval. It will be conveyed in "AS-IS" condition with the following exception; a new septic system will be installed by the Seller prior to closing, when weather and temperature permit. The documentation and paid receipt for the new three bedroom septic system will be provided to the Buyer at or prior to closing.

