



# CONNECTICUT CROSSROADS REALTY, INC



**56 Michalec Road / Willington, Connecticut**

**Initial listing price: \$580,000**

**Style: Ranch Sq.Ft: 1608 Built: 1981**

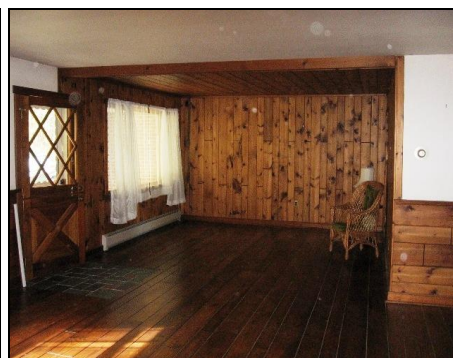
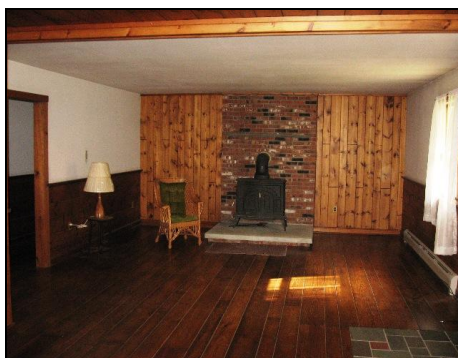
**Acreage: 60 acres, 2100 Ft. Road Frontage, Abuts CT State Forest**

**Assessment: \$ 188, 280 (70% of \$293,390) Taxes: \$4,405**

**Kitchen:** 12' x 16', Eat-In Style with Picture Window, Vinyl Flooring, Knotty Pine Walls & Ceiling, Door to Annex Room  
Appliances: Dishwasher (Kitchen-Aid), Refrigerator (Whirlpool), Range/Oven-Propane (Roper)

**Living Room:** 15' x 17', Knotty Pine Walls & Floor, Wood Stove Hook up, Brick & Concrete Hearth, Slate entry flooring with Dutch Door, 8' Ceilings

**Living/Dining Area:** 13' x 13', Open to Living Room, Kitchen access, Knotty Pine Floors, Walls & Ceiling, (Thermostat)



- Rear Entry:** Separate entry with Coat Closet, Slate Flooring at entry, Dutch Door, Center Hallway with small Linen Closet
- Master Bedroom:** 15' x 12', Plus two Closets; 1 Cedar Closet & 1 Regular Closet, Built-In Bureau Shelving, Knotty Pine Floor, Walls & Ceiling, (Thermostat)
- Bedroom:** 11' x 12', Plus Closet, Knotty Pine Floor, Painted Walls & Ceiling
- Bedroom:** 11' x 13', Plus Closets, Knotty Pine Floor, Walls & Ceiling, (Thermostat)
- Full Bath:** 9'x 8', Linoleum Flooring, Tile & Wallpaper Walls, Small Linen Closet
- Annex Room:** 19' x 8', some septic plumbing, 4 Entrances, off Kitchen, Garage, Front & Rear of Home, Door to Attic

**Basement Features:**

Separate Stairway to Outside Entry (no bulkhead), 2 Root Cellars – Front & Rear under Porches, Washer (Kenmore)/Dryer (Kenmore) Propane Gas

**Other Features:**

- Siding:** Brick & Vinyl Siding
- Water:** Drilled Well w/water filter system
- Septic:** Septic System
- Electrical:** 200 Amp Service, Circuit Breakers, Generator Hook Up,
- Heat:** Oil Weil-McLain Furnace, Hot Water baseboard, 275 Gal. Tank, 3 Zones – 4<sup>th</sup> Zone in basement
- Hot Water:** Propane Hot Water Heater
- 3 Flue Brick Chimney and 2 Flue Brick Chimney attached to garage**
- 2 Car Attached Garage:** One Electric Garage Door Opener





Based on seller provided information, not represented by seller

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