



Litchfield (120) \$ 749,900  
 70 CAMP DUTTON ROAD L121657

|              |              |             |               |       |     |
|--------------|--------------|-------------|---------------|-------|-----|
| County:      | Litchfield   | Acres:      | 5.80          | ADOM: | 374 |
| Status:      | Active       | #Rooms:     | 8.0           |       |     |
| Style:       | Contemporary | #Levels:    | 3.0           |       |     |
| Year Built:  | 1989         | Garage:     | 2             |       |     |
| Square Feet: | 3,217        | Basement:   | Full Basement |       |     |
| #Bedrooms:   | 3            | Elementary: | CLB           |       |     |
| #Baths:      | 2.5          | Sr High:    | CLB           |       |     |

Complete privacy with your own pond and boat. This absolutely stunning contemporary offers an open floor plan, three fireplaces, soaring ceilings, granite, stainless steel appliances, central air, wrap around decking all on 5.4 private acres. Owner/Agent

From Litchfield Center Take Rt 63 to first left hand turn (Camp Dutton Road) to #70

|            |           |          |        |                  |    |
|------------|-----------|----------|--------|------------------|----|
| Assmt:     | \$340,210 | Zoning:  |        | SubDivision:     |    |
| Mill Rate: | 23.900    | Lse Opt: | No     | Esmt/ROW:        |    |
| Taxes:     | \$8,131   | LotDim:  | 00X000 | Adult Community: | No |
|            |           |          |        | Seasnl:          | No |

Virtual Tour: <http://www.mtharris.com/vtours/1104/mls.php>

|             |                       | <u>BATHS</u> | <u>Full</u> | <u>Half</u> |
|-------------|-----------------------|--------------|-------------|-------------|
| Living:     |                       | Lower Level: |             |             |
| Dining:     | Y /15X11              | 1st Floor:   | 1           | 1           |
| Kitchen:    |                       | 2nd Floor:   | 1           |             |
| Family/Den: | Y /16X21 Book Shelves | 3rd Floor:   |             |             |
| Mstr Bedrm: | 17X14 Fireplace       | #Fireplace:  | 3           |             |
| 2nd Bedrm:  | 15X15 First Floor     | Floors:      | Wood        |             |
| 3rd Bedrm:  | 14X13 First Floor     | Laundry:     | First Floor |             |
| 4th Bedrm:  |                       | Attic:       | None        |             |
| In-law:     |                       | Siding:      | Clapboard   |             |
| Addl Rooms: |                       |              |             |             |

|                |                                   |              |   |
|----------------|-----------------------------------|--------------|---|
| Waterfront:    |                                   | Mechanical:  |   |
| Lot Desc:      | Wooded, Professionally Landscaped | Appliances:  | Oven/Range, Refrigerator, Compactor, Dishwasher, Disposal |
| Interior Feat: |                                   | Cable Avail: | Yes Handicap:   |
| Exterior Feat: |                                   | Misc:        |   |
| Pool:          | N                                 | Porch:       |   |
| Deck:          |                                   | Driveway:    | Asphalt   |

|          |                                |             |                             |
|----------|--------------------------------|-------------|-----------------------------|
| Heating: | Baseboard                      | Water:      | Private Well                |
| Fuel:    | Oil                            | Sewer:      | Septic                      |
| Cooling: | Central Air                    | Hot Water:  | Oil                         |
| Energy:  | Fireplace Insert, Full Screens | Lien:       | Neither Water or Sewer Lien |
|          |                                | Foundation: |                             |

|       |                              |           |                              |       |                              |           |                              |
|-------|------------------------------|-----------|------------------------------|-------|------------------------------|-----------|------------------------------|
| UFFI: | No Knowledge of Its Presence | Radon:    | No Knowledge of Its Presence | Lead: | No Knowledge of Its Presence | Asbestos: | No Knowledge of Its Presence |
| Poss: | Negotiable                   | Othr Fin: |                              | Pud:  | No                           | Pud Fee:  | /                            |

|             |  |             |  |             |  |      |  |
|-------------|--|-------------|--|-------------|--|------|--|
| Contr Date: |  | Close Date: |  | Sale Price: |  | DOM: |  |
|-------------|--|-------------|--|-------------|--|------|--|