

COUNTRY HOUSE

REALTY



55 Jakes Rd Goshen, CT 06756

Litchfield County, Town of Goshen
SBL: 2066166

PROPERTY FEATURES

3 BEDROOMS
2 FULL BATHROOMS

PROPERTY DETAILS

- Square feet: 1,456
- Acres: 1.15
- Built: 1973
- Outbuildings: Barn and log cabin

LISTING PRICE

\$649,000

For access, please
reference Showing Time
or instructions from the
office.



SYSTEMS AGES, DETAILS & UPGRADES

- Updates
 - Kitchen: 2022, new appliances (*see details below*), Caesarstone countertop/backsplash, pantry with pull-outs, Brooklyn-fabricated sconce as used in Wythe Hotel.
 - Downstairs bathroom: 2022, walk-in tiled shower with glass door, marble hex tile floor, Toto toilet, Hansgrohe shower fixtures, and marble countertop.
 - Upstairs bathroom: 2020, deep soaking tub/shower, Kohler shower fixtures, slate tile floor, salvaged wood ceiling from Brooklyn's Domino sugar factory.
 - Living room: 2020, new wood burning fireplace insert with double wall flue and pendant fixture over dining table.
- Boiler: Original but maintained regularly, last serviced September 2023.
- Septic: Inspected in 2018, last pumped December 2021 and lightly used since.
- Roof: 2021, asphalt shingles with new ridge venting, flashings where needed, and 3M protection against algae and staining.
- Well: New wellhead installed 2018.

APPLIANCES + FIXTURES

- Whirlpool tumble dryer (2023), Kenmore washing machine
- 2022: Bosch cooktop (propane), Bosch convection oven, Bosch stainless steel dishwasher, vented stainless hood, and LG french door refrigerator with ice maker and filtered water
- Nest WiFi thermostats, smoke/CO detector, and outdoor cameras for remote monitoring and control

UTILITIES

- Heat: Hot water radiator
- Fuel: Oil (tank in basement)
- Water heater: Indirect tank
- Electric: Eversource (underground)
- Internet/TV: Optimum (underground)
- Sewer: Septic tank, located between house and barn
- Water: Drilled well, located at south end of property
- Cell service: Carrier dependent
- Road: Town maintained gravel





ADDITIONAL STRUCTURES

- Barn: 3 deep bays with 200 amp electric, propane heat and 2 overhead doors
- Cabin: Vintage log cabin with stone fireplace and electric. Jotul stove is included but not hooked up.

ATTIC + CRAWL SPACES

- Attic: 2nd floor walk-in, add dormer for expansion possibilities
- Attic: Vented with fan above 2nd floor with pulldown ladder includes flooring for storage
- Basement: Full height with poured concrete floor/walls, sump pump, drain, mechanical systems, generator-ready electric panel, vintage sink, laundry machines, hatch to outside, and oak stairs to inside.

FURNITURE

- Most furnishings including custom made dining table/bench are available for sale - some exclusions apply, please inquire.
- Most windows and doors have insect screens, some currently removed and being stored.
- Large supply of stacked dry firewood remains.

FINANCIALS

Taxes:

Town/School.: \$4,033/yr

Operating Costs:

Electric: ~\$45/month

Fuel: \$500-800 (275 gal tank)

Mowing: \$70/mow

Trash: \$32/month (weekly pick-up)

RENTAL INFORMATION

Revenue: \$3,200/month excluding utilities for seasonal rentals

