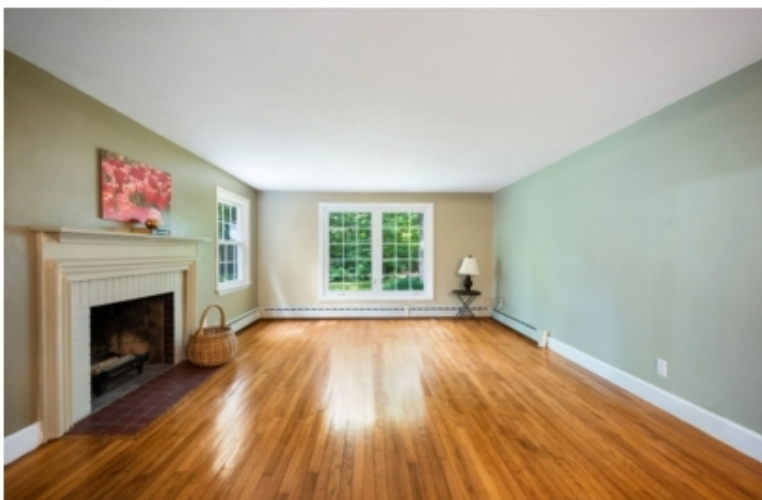
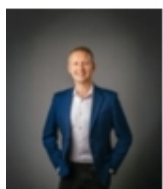




4 Beds, 2 Baths - 1,827 sq ft - \$480,000

A well-kept 4-bedroom Cape set on 1.3 private, wooded acres in one of Simsbury's most sought-after neighborhoods. At 1,827 square feet, the layout is the real draw: two bedrooms and a full bath on the main floor, with two more bedrooms, a second full bath, and a bonus room (ideal as a gym or home office) upstairs. Live on one level when you want to, with room to grow above. Hardwood runs throughout the downstairs. The big-ticket items are already handled: new roof, new oil tank, new exterior door, and new garage door. Off the kitchen, a large screened porch overlooks the backyard - the spot for summer dinners and evening get-togethers. Downstairs, the partially finished basement adds real, usable space with a built-in bar area, cedar closet, and dedicated laundry room. And the location is hard to beat. Whole Foods and the shops and restaurants of Avon Village Center sit right at the end of the road, while the Farmington Canal rail trail and the hiking at Talco



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