



## *Custom Built Ranch Home*

82 Mountain Edge Drive, Southington

MLS# N299256

Price: \$289,900

Bedrooms: 3

Bathrooms: 1.1

**SALLY BOWMAN**  
**REAL ESTATE**

ESTABLISHED 2009

**Sally Bowman, CRS, ABR**  
Sally Bowman Real Estate  
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Cheshire, CT  
Cell: 203.687.8026  
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## *About This Home*

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- Bedrooms: 3
- Bathrooms: 1.1
- MLS# N299256
- Garage: 2-car Attached
- Approx. Sq. Ft. : 1,322



## *Exterior Features*

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- Ranch style home
- Grey Aluminum Siding
- Painted 2-years ago
- Two car attached garage
- New Asphalt driveway - 6 years ago
- Storage shed in backyard
- Newer roof
- New shutters and lights

# *About This Home*

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## *Family Room*

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- 13 x 19'
- Carpeted flooring
- Brick wood burning fireplace
- Raised hearth
- Large window

## *Kitchen*

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- 11 x 22'
- Tile flooring
- Breakfast bar
- Eat-In Kitchen area
- Oak remodeled cabinetry
- Sliders lead to large deck
- Includes stove, dishwasher, garbage disposal, refrigerator



## *Eating Area*

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- Remodeled eating area
- Ceiling light fixture
- Sliders leading to deck and backyard



# *Special Features*

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## Master Bedroom Suite

- 11 X 15'
- Carpeted flooring
- Half bathroom off master suite
- Tile flooring in bathroom

## Bedroom Two

- 10 x 11'
- Carpeted flooring
- Neutral decor



## Bedroom Three

- 10 x 15'
- Carpeted flooring
- Perfect for a den/home office



# Special Features

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The gentle rolling hills of Southington are nestled in the valley between mountains on the east and west sides of town. This gentleness of landscape along with the Quinnipiac River and the various streams, ponds and lakes makes Southington the perfect place to live, for relaxation, pleasure and work. Through the many town and volunteer sponsored programs, Southington offers its citizens of all ages year-round activities.

Southington's annual Apple Harvest Festival is a family oriented community event spanning two weekends in October, offering six days of fun, delicious food, crafts and live entertainment, along with a great Parade on the first Sunday. Admission, entertainment and parking are free.

The Town of Southington is governed by a Council-Manager form of government. It has a nine-member Town Council elected to two-year terms.

The Town Council is responsible for setting policy through the enactment of ordinances and resolutions. Through its Economic Development program, the business amenities of the town are marketed extensively and strategically to assure both economic and essential tax base growth in a competitive environment. This is a vital objective to enhance the future stability and to maintain the high quality of life for each citizen. Southington's major artery, Queen Street, features many shops and restaurants, and the area of West Street is currently under revitalization with large stores such as Target and Lowe's.

The Southington School System has a tradition of innovation and excellence, and is one of Connecticut's largest public school systems. There are approximately 6,800 students in grades K-12 in nine elementary schools, two middle schools, and Southington High School. The high school and middle schools are accredited by the New England Association of Secondary Schools and Colleges. Southington High School has received designation as a national Blue Ribbon School of Excellence by the U.S. Department of Education. The school system prides itself on small classes and specialized programming to ensure attention to the individual needs of its students. Additionally, the public school system offers a full range of services for learning and physically handicapped students. Southington is also home to three private educational facilities and Briarwood College.

Southington, CT has easy access to major highways, I-84, I-691 and I-91. The town is a 20 minute drive to the capital city of Hartford, and is within two hours from Boston, MA and New York City.

## *About Southington, CT*

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# Southington Elementary School

## Walter Derynoski Elementary School

240 Main Street, Southington, CT 06489  
Telephone - 860.628.3286 | Fax - 860.628.3381



# Southington High School

## Southington High School

720 Pleasant Street, Southington, CT 06489  
Telephone - 860.628.3229 | Fax - 860.628.3397



# School Information



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