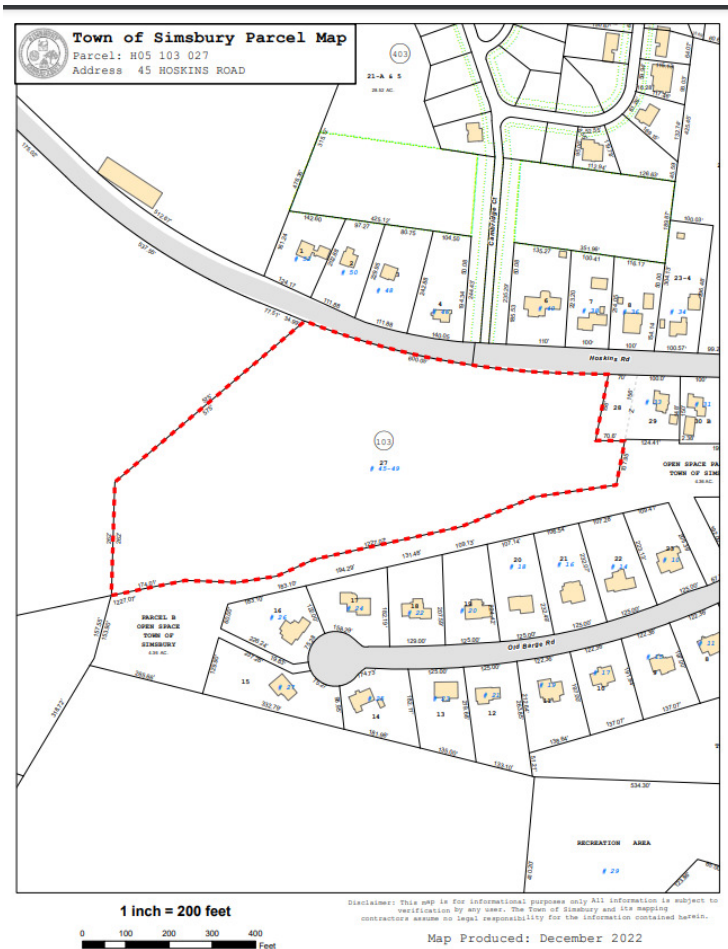


45 Hoskins Road, Simsbury CT

\$895,000



PROPERTY HIGHLIGHTS

10.86 ACRES WITH WETLANDS ON BACK PORTION OF PROPERTY

600' OF ROAD FRONTAGE

PUBLIC WATER AND PUBLIC SEWER CONNECTIONS AT STREET

CURRENTLY ZONED R-40

POTENTIAL FOR ZONE CHANGE WITH TOWN APPROVALS FROM ZONING, PLANNING AND WETLANDS COMMISSIONS FOR HIGHER DENSITY

LOCATED MINUTES FROM SIMSBURY MAIN STREET, LOCAL ELEMENTARY SCHOOL, 15 MINUTES FROM BRADLEY INTERNATIONAL AIRPORT

PROPERTY IS BEING SOLD AS IS AND BUYERS TO PERFORM ALL DUE DILIGENCE

**BERKSHIRE
HATHAWAY**
HOMESERVICES

NEW ENGLAND PROPERTIES
NEW YORK PROPERTIES
HUDSON VALLEY PROPERTIES

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