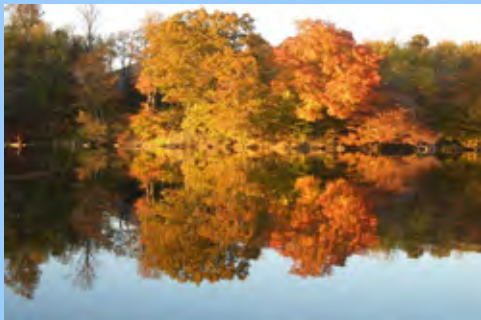




Once upon a time...



**2971 County Road 10**  
**Presented by**  
**Laurie Gruer &**  
**Sam Simone**



**“Once upon a time...”**

**Welcome to this enchanted cottage right on the millpond in the hamlet of Milford! Believed to date from around 1840, this charming home has been substantially updated and beautifully decorated, and is now ready to enchant a new owner with its period detail, very special setting, and generous spaces.**

**Enjoy the spectacular views from the deck or stroll across the expansive lawn to watch the swans glide by! From here, it’s an easy walk to the post office, the library, the general store or to the Milford Bistro.**

**Inside, the main floor offers a large living room, a master bedroom, a full bath, and a large kitchen/family room leading out to an oversized deck. Upstairs there are two generous gabled bedrooms.**

**Perfect as a full-time home, a weekend getaway or as a vacation rental, this cottage is right out of Mother Goose! – and ready to please you happily ever after.**

**MAIN LEVEL**

**Living Room: 17’3” x 12’9” Parquet floor, beadboard ceiling, walk-out to front porch, south and east exposures.**

**Kitchen/  
Family Room: 16’9” x 13’ Vinyl floor, eat-in, walk-out to deck, overlooks water, Kenmore refrigerator, Kenmore Stove.**

**Master Bedroom: 12’2” x 9’7” Parquet floor, beadboard ceiling, closet, south exposure.**

**4-piece bathroom**

**SECOND LEVEL**

**Bedroom: 11’9’ x 10’3” Parquet floor, east exposure.**

**Bedroom: 10’5”x 8’8” Wood floor, knee-wall storage.**

**ADDITIONAL INFORMATION**

**Legal Description:** PLAN 1 PT LOTS 7 & 8 RP 47R5659 PART 3.

**Lot Size:** 146.19 x 242.24 (see survey).

**Taxes:** \$993.85 (2011).

**Possession:** To Be Arranged.



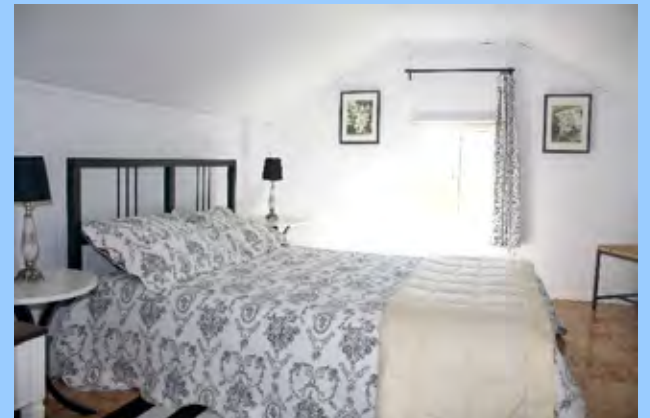
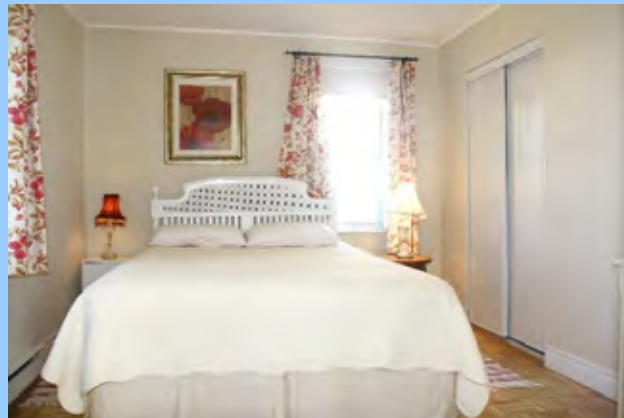
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