



# UPGRADES & FEATURES

93 & 90-94 UPTON ROAD | ASHFORD, CT

## OVERALL PROPERTY

- 291.6 Acres
- 2 Contiguous Parcels: 93 Upton Road (Parcel ID - 1669803) & 90-94 Upton Road (Parcel ID - 1669804)
- Main Residence with Detached 2-Car Garage & 2 Accessory Dwellings
- Set Along Quiet, Town-Maintained Dirt Road
- Expansive Open Meadows
- Rolling Clearings
- Antique Stone Walls
- Mature Forestland
- Knowlton & Moritz Brooks
- Natural Waterfalls
- Miles Of Well-Maintained Trails with Direct Access to the Nipmuck Trail

## 93 UPTON ROAD

- 198.8 Acres
- c.1733 Cape Cod Main Residence
- 3,036sf
- 5 Bedrooms
- 3 Full Bathrooms
- 5 Fireplaces
- Wide-Plank Wood Floors
- Original Period Detailing
- Foyer
- Living Room - with Fireplace & Wide-Plank Wood Floors
- Formal Dining Room - with Elegant Paneled Walls, Fireplace, & Glass Sliding Door Opening Out To Deck
- Family Room - with Fireplace with Traditional Dutch Oven, Custom Built-Ins, Multiple Exterior Access Points, & Sliders To Deck
- 2024 Renovated Kitchen - with Luxury Vinyl Plank Flooring, Solid Surface Countertops, Custom Wood Cabinetry, & Full Suite Of New Appliances Including Double Wall Ovens, Electric Cooktop, Refrigerator, Vent Hood, Dishwasher, Updated Fixtures, Tile Backsplash, Pantry, & Eat-In Dining Area
- Main Level Office - with Built-In Bookcases, Side Entrance Door, & Adjacent Full Bathroom
- Main Level Primary Bedroom - with Hardwood Floors, Double Closets, Sitting Area & Glass Sliding Door To Deck
- 2 Additional First Floor Bedrooms
- Main Level Full Bathroom
- 2 Generously Sized Upper Level Bedrooms - with Wide-Plank Wood Floors, Fireplaces, & Ample Storage
- Jack & Jill Ensuite Full Bathroom
- Substantial Walk-In Attic
- Pristine Basement - Half With Concrete Floor
- 2016 Replaced Mechanicals - Boiler, Hot Water Heater, Oil Tank, 200-Amp Electrical Service
- Dedicated Laundry Area with Utility Sink
- Walkout Basement



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## **93 UPTON ROAD (CONTINUED)**

- Detached 2-Car Garage - Built 1979 with New Roof (October 2025)
- Athletic Court
- In-Ground Pool (Seller Offering \$10,000 Closing Concession For Future Repair or For Filling In)
- New Septic System (2022)
- Private Well

## **90-94 UPTON ROAD**

- 95.8 Acres
- 2 Dwellings
- **90 UPTON ROAD**
  - Built 1900
  - 730sf
  - Former Corn Crib
  - Living Room/Dining Room - with Hardwood Floors, Fireplace, Built-In Bookcases, & Beams
  - Kitchen - Galley Style with Tile Floor
  - Upper Level Bedroom - with Hardwood Floors, Vaulted Ceilings, & Beams
  - Upper Level Full Bathroom
  - Laundry - In Basement
  - Fuel Source - Oil Tank
  - Walkout Basement with Under House Pull-In Garage
  - No Current Water Service - Needs Well Installed
  - Dedicated Old Septic System
- **94 UPTON ROAD**
  - Built 1900
  - 517sf
  - Former Blacksmith Shop
  - Living Room - with Vaulted Ceilings, Tile Floor, Glass Sliding Door, Gas Stove Fireplace, & Exposed Beams
  - Upper Loft - with Spiral Staircase
  - Roughed-In Kitchen
  - Roughed-In Bathroom
  - Stone Patio
  - No Current Water Service - Needs Well Installed
  - Dedicated Old Septic System