



47 STAGECOACH RUN

47 STAGECOACH RUN DR, COBALT, CT 06414

\$389,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

SMART MLS

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06414

Welcome to one of Connecticut's hidden gems. This beautiful south-facing homesite consists of 32 acres of mixed hardwoods, hemlocks, mountain laurel, streams, and established trails. Bordering approximately 7,000 acres of state forest, the property offers exceptional access to outdoor recreation including hiking, horseback riding, mountain biking, fishing, and more. One boundary is formed by scenic Mine Brook, a year-round stream with local history, while an additional spring-fed stream borders the proposed homesite area. The proposed building area has been partially cleared to help showcase the vision for the property.

**Sewer: Septic,
Water: Well**

\$389,000



Improvements include maintained logging roads and trails, selective invasive species mitigation, clearing of portions of the homesite, and removal of certain trail and roadway hazards. A temporary construction access driveway has also been installed. The property has been surveyed and approved by the town with proposed home plans, septic design, test pits, perc testing, proposed well location, and driveway plan available for review. Approximately 27 acres remain classified under PA 490 Forestry status, which has been maintained for over 40 years. Forestry information and prior forester contacts are available to prospective purchasers. Despite the private setting, the property is conveniently located within approximately 10-20 minutes of amenities in East Hampton, Middletown, and Portland, with nearby access to Great Pond and the Connecticut River.



