



**1 Talcott Ridge Road , Unit# F, Farmington, CT 06032** List Price: **\$299,900**  
 MLS#: **24168745** DOM: Tax Parcel #: **1981047** Orig. List Price: **\$299,900**  
 Status: **Coming Soon** Go Active Date: **05/01/2026** Potential Short Sale: **No**  
**Condominium For Sale** Complex: **Ridge at Talcott Notch** Neighborhood: **N/A**  
 School Information  
 Elem: **Per Board of Ed** Interm: Middle: High: **Farmington**  
 Year Built: **1970 (Public Records)** New Construction: **No/Resale** Pets Allowed: **Yes**  
 Square Footage: Estimated HEATED Sq.Ft. above grade is **1,650**; total **1,650**  
 Public records lists total living Sq.Ft. of **1,650** and has no gross basement area information  
 Property Tax: **\$4,064** Assessed Value: **\$152,670** Mil Rate: **26.62**  
 Style: **Townhouse** Rooms: **6** Bedrms: **2** Bathrms: **1 Full & 1 Partial** Fireplaces: **1**

Room Descriptions

| Room            | Level | Apx. Size   | Features   |
|-----------------|-------|-------------|--|
| Living Room     | Main  | 17.4 X 16.1 | Fireplace, Patio/Terrace, Sliders, Engineered Wood Floor |
| Dining Room     | Main  | 12.3 X 9.7  | Engineered Wood Floor                                    |
| Primary Bedroom | Upper | 17.4 X 15.9 | Engineered Wood Floor                                    |
| Bedroom         | Upper | 17.4 X 12.1 | Engineered Wood Floor                                    |
| Kitchen         | Main  | 9.3 X 7.6   | Remodeled, Granite Counters, Tile Floor                  |
| Loft            | Upper | 14.9 X 9.5  | Skylight, Vaulted Ceiling, Wall/Wall Carpet              |
| Full Bath       | Upper |             | Remodeled, Granite Counters, Tub w/ Shower, Tile Floor   |
| Half Bath       | Main  |             | Remodeled, Granite Counters, Tile Floor                  |

Laundry Location **Upper Level**

Has In-Law Apart

Features

|                   |  |                |             |
|-------------------|--|----------------|-------------|
| Appliances Incl.  | <b>Gas Cooktop, Oven/Range, Microwave, Refrigerator, Dishwasher, Disposal, Washer, Dryer</b> | Basement Desc. | <b>None</b> |
| Interior Features | <b>Auto Garage Door Opener</b>   | Driveway Type  |             |
| Attic             | <b>No Attic</b>  | In Flood Zone  |             |
| Exterior Features | <b>Patio</b>   | Swimming Pool  | <b>Yes</b>  |
| Garage & Parking  | <b>1 Car Garage, Detached Garage</b>   |                |             |
| Lot Description   | <b>Lightly Wooded</b>  |                |             |
| Waterfront Feat.  | <b>Not Applicable</b>  |                |             |
| Assoc. Amenities  | <b>Club House, Pool</b>  |                |             |
| Nearby Amenities  | <b>Library, Medical Facilities, Private School(s), Public Transportation, Shopping/Mall</b>  |                |             |

Home Owner's Association Information

|                            |  |                 |              |             |                |
|----------------------------|--|-----------------|--------------|-------------|----------------|
| Home Owner's Association   | <b>Yes</b>   | Association Fee | <b>\$741</b> | Fee Payable | <b>Monthly</b> |
| Association Fee Provides   | <b>Club House, Grounds Maintenance, Trash Pickup, Snow Removal, Heat, Sewer, Property Management, Pool Service</b> |                 |              |             |                |
| Special Assoc. Assessments | <b>Yes / Approx. \$250/mo for roof</b>   |                 |              |             |                |

Utility Information

|                       |                                  |                          |                               |
|-----------------------|----------------------------------|--------------------------|-------------------------------|
| Hot Water System      | <b>Natural Gas, Upright Tank</b> | Est. Annual Heating Cost |                               |
| Heat Type             | <b>Hot Water</b>                 | Fueled By                | <b>Natural Gas</b>            |
| Cooling               | <b>Central Air</b>               | Radon Mitigation         |                               |
| Water & Sewer Service | <b>Public Water Connected</b>    | Sewage System            | <b>Public Sewer Connected</b> |

Public Remarks

**Welcome to this beautifully updated 2 bedroom, 1.5 bath condo in the highly desirable and well established Ridge at Talcott Notch community; ideally located just minutes from UCONN Medical Center and close to West Hartford center. With over 1,600 sq ft, this home has everything you'll need to live comfortably at an affordable price point. The updated kitchen features granite countertops and stainless steel appliances and overlooks the generously-sized dining area. The spacious living room features a cozy wood-burning fireplace and sliders leading to a private patio that overlooks woods, creating your own peaceful oasis. Rounding out the first floor, you and your guests will appreciate an updated half bath with granite counters and tiled flooring. Upstairs, you'll find two generously sized bedrooms, a remodeled full bath, and a versatile loft space with vaulted ceilings and skylight-ideal for a home office, reading nook, or additional living area. Second-floor laundry, just steps from the bedrooms, and loads of storage space add additional convenience. Additional highlights include central air, natural gas heat, a detached garage, plenty of additional open parking, and access to community amenities including an in-ground pool and clubhouse. HOA fee covers gas, grounds maintenance, snow removal, trash, sewer, and more for easy, low-maintenance living. Professional Photos Coming Soon!**

Marketing History

|              |                   |             |  |                |                       |
|--------------|-------------------|-------------|--|----------------|-----------------------|
| Listing Date | <b>04/21/2026</b> | Closed Date |  | Date Available | <b>July or August</b> |
|--------------|-------------------|-------------|--|----------------|-----------------------|

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