12 Whispering Rod Road, Farmington, CT 06085 $430,000



Closed	4 Beds	1/1 Baths	2,016 SqFt	Acres 0.52

Single Family For Sale

Listing ID:	24100508
Parcel ID:	1978740

DOM / CDOM:	3 / 3
County:	Hartford
Neighborhood:	Unionville
Property Information:	
Subdivision:	

Overview

Prime location on a picture-perfect street! This charming Colonial has been lovingly-owned by the same owner for the last 51 years and features 2,016 sq ft of living space with beautiful, hardwood floors throughout. Step inside to the bonus family room with its classic brick fireplace (with a one-year old chimney) where you will enjoy a cozy, winter fire or head outside through the sliders to your large deck while you host your first summer barbeque while overlooking the green and serene backyard. The clean, white kitchen opens to your formal dining room perfect for holiday celebrations with family and friends. Overflow into the living room, with abundant natural light, and more gleaming hardwood. Enjoy the convenience of a half bath on the main level, upgraded and neutral. Upstairs, you'll find a full bath and four bedrooms, each with their own character and charm. A 2-car attached garage offers plenty of space for additional storage or a workbench area. The neighborhood is perfectly situated on a quiet street near Lake Garda, walking and bike trails, and parks, but also just minutes away from downtown Unionville with shops and restaurants and access to highways. Welcome Home to Farmington!

Property Information

Style:	Colonial
Color:	
New Construction:	No/Resale
Year Built / Source:	1969 / Public Records
Rooms:	8
Above Grade SqFt:	2,016
Public Record Above Grade:	2,016
Below Grade SqFt:	
Public Record Below Grade:	816
Total SqFt:	2,016
Zoning:	R30

Restrictions:	
Home Warranty:	No
Property Tax / Special District Tax:	$6,803 /
Assessed Value:	$255,570
Mil Rate:	26.62
Tax Year:	July 2025-June 2026
Elementary School:	West District
Intermediate School:	West Woods
Middle School:	Robbins
High School:	Farmington

Walk Score® : 3 Car-Dependent - Almost all errands require a car

Rooms

Room	Level	Dimensions	Features
Living Room	Main		Hardwood Floor
Dining Room	Main		Hardwood Floor
Kitchen	Main		Hardwood Floor
Family Room	Main		Book Shelves, Fireplace, Sliders, Hardwood Floor
Half Bath	Main		
Primary Bedroom	Upper		Hardwood Floor
Primary Bath	Upper		Tub w/Shower
Bedroom	Upper		Hardwood Floor
Bedroom	Upper		Hardwood Floor
Bedroom	Upper		Hardwood Floor

Features

Additional Rooms:	
Laundry Level / Location:	Main Level / Adjacent to Half Bath on Main Level
Has In-Law Apartment / Apartment Access:	/
Interior Features:	Auto Garage Door Opener
Appliances Included:	Electric Cooktop, Electric Range, Microwave, Refrigerator, Dishwasher, Washer, Electric Dryer
# of Fireplaces:	1
Home Automation:	
Energy Features:	
Solar Contract Details:	
Construction:	Frame
Basement:	Partial, Unfinished, Sump Pump, Interior Access, Concrete Floor
Foundation:	Concrete
Attic / Features:	Yes / Crawl Space, Access Via Hatch
Handicap Features:	

Roof:	Asphalt Shingle
Garage(# of Cars):	2
Garage Type:	Attached Garage
Parking Total Spaces:	
Parking Space Detail:	
Driveway Type:	
Exterior Features:	Deck
Exterior Siding:	Vinyl Siding
Acres / Source:	0.52 / Public Records
Swimming Pool / Features:	No /
Waterfront / Description:	No / Not Applicable
Lot Description:	Lightly Wooded, Level Lot
In Flood Zone:	
Nearby Amenities:	Library, Medical Facilities, Park, Private School(s), Public Transportation, Shopping/Mall

Utility Information

Heat Type / Fuel:	Hot Water / Natural Gas
Fuel Tank Location:	
Est. Annual Heating Cost:	
Cooling:	Attic Fan, Wall Unit, Window Unit
Hot Water System:	Domestic

Water Service:	Public Water Connected
Sewer Service:	Public Sewer Connected
Annual Sewer Fee / Assessment Info:	/
Air Radon Mitigation System:	
Water Radon Mitigation System:	

Listing Information

Directions:	Plainville Ave (177) to West District Rd to Whispering Rod
Sign:	Yes

Acceptable Financing:	
Date Available:	Negotiable
Potential Short Sale / Comments:	No /
The following items are not included in this sale:	

Marketing History

List Price:	$440,000
Previous List Price:	$440,000
Original List Price:	$440,000
Price Last Updated:	
List Price as % of Assessed Value:	172%
Sold Price:	$430,000
Closed Price as % of Assessed Value:	168%
Closed Price as % of Last List Price:	98%
First Time Buyer:	Unknown

Entered in MLS:	06/04/2025
Listing Contract Date:	06/04/2025
Listing Last Updated:	07/21/2025
Closed Date:	07/18/2025
Purchase Contract Date:	06/07/2025
Proposed Closing Date:	07/11/2025
Seller Concession Amount / Seller Concession Desc:	/
Sale Financing:	Conventional Fixed

Information contained in this SmartMLS listing has been compiled from various sources, all of which may not be completely accurate. SmartMLS makes no warranty or representation as to the accuracy of listing information. All information that influences a decision to purchase a listed property should be independently verified by the purchaser. Copyright 2025 SmartMLS, Inc. All Rights Reserved.

Prepared By: Leah Schroeder for Team Veranda at Keller Williams Legacy Partners Lic.#:RES.0816138 | KW Legacy Partners | 08/24/2025 08:14 AM