



199 Barn Door Hills Road, Granby, CT 06035

Status: **Active**

County: **Hartford**

MLS#: **24170828**

Single Family For Sale

Property Information: **Horse Property**

Tax Parcel#: **1938011**

List Price: **\$789,900**

Last Update: **04/29/2026**

Orig. List Price: **\$789,900**

Days On Market: **0**



Recent: **04/29/2026 : NEW**

[Walkscore is: - - 4](#)

Car-Dependent - Almost all errands require a car.

Public Open House w/Refreshments Fri May 1 4:00PM-5:30PM

Public Open House Sun May 3 1:00PM-3:00PM

Residential Property Information

Potential Short Sale: **No**

Style: **Colonial** Total Rooms: **12** Bedrooms: **4** Bathrooms: **2 Full & 1 Partial** Home Warranty Offered: **No**
 Square Footage: Estimated HEATED Sq.Ft. above grade is **4,222**; total **4,222** Fireplaces: **1**
 Public records lists total living Sq.Ft. of **4,222** and has no gross basement area information.
 New Construction: **No/Resale** Year Built: **1825 (Public Records)** Color: **Yellow**
 Dir. Waterfront: **Yes** Acres: **2.00 (Public Records)** Zoning: **R2A**
 Property Tax: **\$14,761** Mil Rate: **34.21** Assessed Value: **\$431,480** Tax Year: **July 2025-June 2**

Room Descriptions

Room	Level	Apx. Size	Features
Living Room	Main	13 x 15	Remodeled, Vaulted Ceiling, Ceiling Fan, Wood Stove, French Doors, Laminate Floor
Dining Room	Main	11 x 15	Beams, Hardwood Floor, Wide Board Floor
Bedroom	Main	11 x 15	Laminate Floor
Bedroom	Upper	9 x 11	Hardwood Floor
Bedroom	Upper	8 x 5	Hardwood Floor
Primary Bedroom	Upper	13 x 14	Remodeled, Bedroom Suite, Full Bath, Tub w/Shower, Walk-In Closet, Hardwood Floor
Sun Room	Main	11 x 18	Remodeled, French Doors, Tile Floor
Den	Main	13 x 14	Remodeled, Hardwood Floor, Wide Board Floor
Rec/Play Room	Upper		Walk-In Closet, Hardwood Floor
Great Room	Upper	38 x 16	Remodeled, Vaulted Ceiling, Built-Ins, Laminate Floor
Additional Rooms:			Bonus Room, Laundry Room, Mud Room

Laundry Location: **Upper Level, dedicated room 2nd floor off full bath** Has In-Law Apart: **Possible/Over Garage**

Features

Appliances Incl.: **Gas Cooktop, Oven/Range, Microwave, Refrigerator, Dishwasher, Washer, Dryer**
 Interior Features: **Auto Garage Door Opener, Cable - Available, Open Floor Plan**
 Home Automation:
 Attic: **Has Attic - Pull-Down Stairs, Storage Space**
 Basement Desc.: **Full, Full With Hatchway**
 Exterior Siding: **Vinyl Siding** Color: **Yellow**
 Exterior Features: **Paddock, Patio, Porch, Porch-Enclosed**
 Construction Info.: **Frame** Foundation: **Concrete, Stone** Roof: **Shingle**
 Garage Spaces: **4 Car** Parking Spaces: **8 Car** Driveway Type: **Private, Paved**
 Garage/Parking Type: **Attached Garage, Driveway, Paved, Off Street Parking**
 Swimming Pool: **No Pool**
 Waterfront Feat.: **Pond, View**
 Lot Description: **Corner Lot, Level Lot, Lightly Wooded**
 Nearby Amenities: **Park, Stables/Riding**

Home Owners Association Information

Home Owner's Association: **No** Association Fee: Fee Payable:
Association Fee Provides:

Utility Information
Hot Water System: **Domestic, Electric, Propane** Est. Annual Heating Cost:
Heat Type: **Baseboard, Hot Air, Fueled By: Propane** Fuel Tank Location: **Above Ground**
Cooling: **Central Air**
Water & Sewer Service: **Private Well, Sewage System: Septic**

School Information
Elem: **Per Board of Ed** Interm: Middle: High: **Granby Memorial**
Public Remarks

Set on 2 serene acres in the heart of Granby, directly across from the breathtaking trails of the McLean Game Refuge, this extraordinary circa 1825 Colonial is where timeless New England character meets the ease and elegance of modern living. 4,000 square feet and 12 well-proportioned rooms, this expansive home delivers both character and versatility, with origin architectural details thoughtfully complemented by quality renovations throughout. The layout is designed for the way people live today, featuring four bedrooms including a convenient first-floor option, while also offering flexibility for 5 or 6 bedroom configurations, private home offices, or dedicated guest spaces. The scale and flow of the home create a natural fit for multi-generational living, providing room for everyone to spread out while still feeling connected. Sun-filled living spaces, a cathedral-ceiling family room, and an updated kitchen create an inviting atmosphere for both everyday living and entertain Outside, the setting is nothing short of tranquil, with open, level grounds, a peaceful pond, and a backdrop of protected natural that changes beautifully with the seasons. Whether enjoying quiet mornings, exploring nearby trails, or hosting gatherings home, this property offers a rare combination of space, privacy, and lifestyle in one of Granby's most picturesque locations Homes like this don't come around often... and when they do, they don't wait.

Confidential Agent Remarks
Sellers would like an early July closing date, but can be flexible under the right circumstances

Marketing History
Acceptable Financing: **FHA, VA, CHFA** Related MLS #:
Current List Price: **\$789,900** Last Updated: **04/29/26** DOM: **0**
Previous List Price: **\$789,900** Entered in MLS: **04/29/26** CDOM: **0**
Original List Price: **\$789,900** Listing Date: **04/29/26** Expiration Date:

Showing & Contact Information
Showing Inst: **Use Showing Time** Date Available: **Negotiable** Bank Owned: **No**
Lockbox: **Combo/side door with porch** Owners Phone: Occupied By: **Owner**
Owner: **On Record**
Directions: **GPS Friendly**

Listing Information
Listing Contract Type: **Exclusive Right to Sell/Lease** Service Type: **Full Service** Sign: **Yes**

Listing Distribution Authorizations
The List Office has authorized distribution to: **RPR, Homes.com, Homesnap, IDX Sites, Realtor.com, immoviewer**
The List Agent has authorized distribution to: **RPR, IDX Sites, Realtor.com**
**** NOTE: This listing will only appear on those locations authorized by BOTH the List Office AND the List Agent. ****

Listing Agent/Broker Information
List Agent: **Elaine AbouAkar (ABOUAKAE)** Lic.#: Phone: **(860) 212-6586**
Website: Email: **realtorelaine212@gmail.com**
List Office: **CENTURY 21 AllPoints Realty (APRT04)** Phone: **(860) 646-4525**
Website:

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