

This is a Historical home built in 1915 by J.T. Robertson who was the founder of the Bon Ami soap company which was also located in Manchester. Right up until WWII, Bon Ami soap company was the leading scoring cleanser in the USA. They were even ahead of their time by promoting itself as an environmentally friendly "green" product containing no harsh chemicals. The huge success of the Bon Ami soap company, allowed J.T. to build this lovely home and now you have the opportunity to own a piece of history located in Manchester Connecticut.

Exterior

- New lifetime warranty architectural shingle roof (2011).
- Granite block foundation with exterior drainage that moves water away from foundation.
- New in-ground, propane heated gunite pool (2011)
- 2 Bay garage with separate electric panel.
- Newer paved driveway (2005).
- Aluminum siding exterior and all exterior wood (molding, porches, etc) painted (2011).
- Mature landscape including large oaks and maples which shade the home and keep it very cool in the summer. Grounds also include lots of mature mountain laurels and blackberry bushes.
- 2nd lot 53 Henry Street (0.39 acres) is included with the home, check with town for zoning and what could be built there.

Interior First Floor

Rooms include a Waiting Parlor, Living Room, Kitchen, Dining Room, Butler Panty, a 1/2 bath and a huge Hallway with a Grand Staircase leading to the second floor as well as another back stairwell.

Kitchen

- New refinished cabinets with custom door fronts (2011).
- New top of the line, dual fuel stove, gas burner and electric range still under warranty.
- New top of the line refrigerator still under warranty.

Living room

- Features double pocket doors leading into the living room.
- 7' mantle over the huge wood burning fireplace.
- Lots of built-ins and book cases.
- Two sets of double french doors leading to the side porch.
- Custom moldings including baseboard, casing and crown.

Dining room

- Includes an original draped canvas ceiling (look closely its a canvas NOT plaster or drywall) this was a sign of wealth in that period.
- Hardwood floors are oak rest of house is maple.
- Built-in china closet.
- Custom moldings including baseboard, casing and crown.
- Accommodates a large dining room table that can comfortably seat 10.

Waiting parlor (room to right of front door)

- Custom moldings including baseboard, casing and crown and Tuscan columns.

- Custom built-ins.

First Floor Bathroom

- Half bath that is conveniently located by a side entrance that is close to the pool. This allows for pool guests to use the bathroom without tracking water through the home.

Interior Second Floor (sleeping quarters)

- Two stairways lead to the second floor.
- 5 large bedrooms.
- 2 full bathrooms.
- Lots of built-ins and closets.
- Master bedroom and spare bedroom are joined by a 3 season room.
- Master bedroom and a spare bedroom share a wall that could be removed to make a HUGE master suite. Combined with the 3 season room the possibilities are endless for a very spacious, unique master suite.

Interior Third Floor (staff quarters)

- 1 Stairway leads up to the third floor.
- This space could be converted into an in-law apartment.
- 1 large bedroom.
- 1 full bathroom.
- Fully heated including the unfinished attic room.
- Attic room features hardwood floors and could easily be finished into a man/women cave, pool table room (no support columns in the way) or home theatre room.

Basement

- Brand new, top of the line, still under warranty, 300,000 BTU Utica steam boiler with new electronic water fill with alarm (Dec 2016).
- New stainless steel chimney liner (Dec 2016).
- Wine cellar includes a large safe that stays with the property.
- Laundry room includes all appliances including washer with gas dryer and a large standalone freezer.
- 200 Amp electric panel.
- Entire parameter of basement has a preemptive French drain installed to prevent any water and the basement could be finished if you wanted. **No moisture, installed preemptively
- Top of the line Elk Alarm system with sensors on all basement windows, all exterior doors and glass sensors on windows. Also includes a camera video system that monitors and records all exterior doors.