

South Deerfield Office (413) 665-3771
 Shelburne Falls Office (413) 625-6366
 Florence Office (413) 586-8355

Wanda Mooney, CRS, GRI

All information and utility cost are supplied by owners. Utility cost are approximate and subject to personal use and vendor rates. *The items so marked should be individually inspected. Coldwell Banker Upton-Massamont disclaims any and all representations as to the accuracy of this information.



MYERS FARM, BALCONY LEVEL

PRICE: \$199,000 **STYLE:** Balcony Level **AGE:** 2006
ROOMS: 4 **BEDROOMS:** 1-2 **BATHS:** 2
TOWN: Greenfield **LOT SIZE:** 6.7 Ac.+/- **GLA:** 1255 +/-

The Balcony Level Condominium home features open kitchen, living and dining area with 10 foot vaulted ceilings with patio doors and a private balcony overlooking GCC campus grounds and surrounding hills. The kitchen includes Kraftmaid birch cabinetry with pantry and center island. Additional features include spacious master bedroom suite with large walk-in closet and full bath, second bedroom or den, laundry room with washer & dryer, central air conditioning, and a 1 car garage with storage.

STRUCTURE	ROOMS	APPLIANCES	SERVICES	FINANCIAL/LEGAL
Color: Barn Red	<u>1st Floor:</u>	*Oven: Yes	*Sewer: Public	Zoning: Residential
Exterior: Hardie Plank	Open Kitchen, Dining & Living Area with Balcony, MB Suite	*Refrigerator: Yes	*Water: Public	Tax Value: \$186,000+/-
Construct: 2x6 Construction	w/bath & walk-in closet, Laundry/Utility Room, 2nd Full Bath,	*Dishwasher: Yes	Heat: FHA	Taxes: \$3,200+/-
Roof: 30 yr. Architectural	Den/Office or Bedroom	*Disposal: Yes	Fuel: Gas	Tax Year: 2006
Walls: Sheetrock	<u>2nd Floor:</u>	*Vent Fan: Yes	Hot Water: Gas	Frontage: N/A +/-
Insulation: Fiberglass		*Washer: Yes	Rental: No	Bk & Pg: 4435/47
Foundation: Slab		*Dryer: Yes	Electric: CB	Map/Lot:
Basement: None		*Woodstove: No	Washer Conn: Yes	Occupancy: Immediately
Basem't Fl: None	<u>3rd Floor:</u>	* Central Air	Dryer Conn: Yes	APPROX. UTILITY COST
Floors: Wall to Wall, Vinyl, Tile		* Security System	Cable Avail: Yes	Year:
Paved Street: Yes	<u>Basement:</u>	* Intercom	Cable Avail: Yes	Electric:
Paved Driveway: Yes			TV Antenna: No	Water:
Garage: 1 Car-Det			Satellite:	Sewer:
Deck/Patio: Balcony			Schools: Local	Heating: Condo Fees: \$190.00
Porch: No			*Energy Star Certified	
Outbldgs: None				MLS#
Hatchway: No				
Fireplace: No				
Woodstove HU: No				

Excluded From Sale:

Disclosures: End units have Master Suites with Den, Middle units have Master Suites with second Bedroom.

Directions: Exit 26 off of I-91, Route 2 West, Right onto Colrain Road- less than 1 mile on left.

