

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, GARDEN LEVEL

PRICE: \$244,900 **STYLE:** Garden Level **AGE:** 2006
ROOMS: 4 **BEDROOMS:** 2 **BATHS:** 2
TOWN: Greenfield **LOT SIZE:** 6.7 Ac.+/- **GLA:** 1300 +/-

The single level living Garden Style Condominium home features open kitchen, dining and living area with patio doors leading to mahogany deck surrounded by your own garden area and privacy fence. 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, a separate laundry room with washer and dryer, second full bath, second bedroom, 9ft. ceilings, central air conditioning and an attached 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 and Living Area,	*Refrigerator: Yes	*Water: Public	Tax Value: \$186,000+/-
Construct: 2x6 Construction	MB Suite walk-in closet & Full bath,	*Dishwasher: Yes	Heat: FHA	Taxes: \$3,200+/-
Roof: 30 yr. Architectural	Laundry/Utility Room,	*Disposal: Yes	Fuel: Gas	Tax Year: 2006
Walls: Sheetrock	Second Full Bath,	*Vent Fan: Yes	Hot Water: Gas	Frontage: N/A +/-
Insulation: Fiberglass	2nd Bedroom	*Washer: Yes	Rental: No	Bk & Pg: 4435/47
Foundation: Slab	<u>2nd Floor:</u>	*Dryer: Yes	Electric: CB	Map/Lot:
Basement: None		*Woodstove: No	Washer Conn: Yes	Occupancy: Immediately
Basem't Fl: None		* Central Air	Dryer Conn: Yes	APPROX. UTILITY COST
Floors: WW, Tile, Vinyl		* Security System	Cable Avail: Yes	Year:
Paved Street: Yes		* Intercom	TV Antenna: No	Electric:
Paved Driveway: Yes	<u>3rd Floor:</u>		Satellite: No	Water:
Garage: 1 Car-Att w/storage		Condo Fees: \$190/mo.	Schools: Local	Sewer:
Deck/Patio: Mahogany Deck	<u>Basement:</u>		* Energy Star Certified	Heating:
Porch: No				MLS#
Outbldgs: No				
Hatchway: No				
Fireplace: No				
Woodstove HU: No				

Excluded From Sale:

Disclosures:

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

