



Dramatic New England Colonial 10 Ide Road – Williamstown, MA 01267 \$699,000

Caringly conceived and crafted by a renowned local contractor, this nearly new Williamstown home welcomes all who enter its warm spaces with inviting appeal. Your first reaction will be delight as you gaze on the hand crafted details everywhere your eye settles, from the window moldings, to the country look kitchen cabinetry, the muted colors and the light everywhere. There is nothing overlooked in this thoughtfully laid out four/five bedroom home. The ground floor master suite is a symphony of luxury at this price, including separate dressing room, huge walk-in closet, sparkling bathroom featuring jet tub, twin sinks with cabinets and shelving galore, and separate walk-in shower room. Both the cathedral living room and sunroom/library/office enjoy the cozy convenience of gas fireplaces. The chef's kitchen and family dining area complement the formal dining room. The second floor offers two generous bedrooms with adjoining bath, office/studio, and guest bedroom suite. The lower level provides an enormous entertainment room with wet bar, wine cellar and three quarter bath. All of this plus central AC, plus two covered porches, a stone patio and the two car garage are contained in an eye-appealing New England Cape style clapboard home settled nicely on its half acre landscaped grounds surrounded by a classic white picket fence. So many more details that you must see this lovely home to begin to appreciate its quality and features.

FIRST FLOOR

Entry Hall/Foyer: 7'6 x 15'; Black and White Marble Tile Floor; Wrought-Iron Chandelier; Lovely staircase leading to the second floor with interesting windows and alcoves. ½ Bath w/ Marble Floor Living Room: 16' x 21'6; 18' in Height; Cathedral Ceiling; Ceiling Fan; Gas Fireplace; Twin Brass Wall Sconces; French Doors to Side Porch

Formal Dining Room: 14'8 x 14; Ceiling is 9' in Height

<u>Sun Room/Library/Office:</u> 13'6 x 14'6; Gas Fireplace; 2 Walls of Windows; Doors to Living Room; French Doors into Dining Area and Door to North Porch

<u>Kitchen:</u> 14' x 14'; Center Island w/ Sink; Built-in Drawers and Cabinetry; Microwave; Soap Dispenser; Soapstone Countertops; Stainless Steel Appliances; Stainless Steel Jenn-Air Chef's Delight Double Oven Gas Range Featuring Built-in Griddle, Grill, and 4 Burners; Professional Grade Range Hood w/ Light and Heat Lamps, and Exhaust; Jenn-Air Side by Side Refrigerator and Chest Freezer; Jenn-Air Dishwasher; Insinkerator Disposal; Recessed Lighting; Pantry Closet down the Hall w/ Mexican Style Tile Floor; Built-in Base and Wall Cabinets

<u>Family Dining Area:</u> 18'6 x 12'6; Adjacent to Kitchen, Flows Together; Bay Window w/ Window Seat; Built-in Hutch & Shelving; Wrought-Iron Chandelier

Side Porch: 24'6 x 10; Mahogany Floor; Twin Ceiling Fans; Doors to Master Bedroom; French Doors to Living Room

Master Suite:

Bedroom: 13'10 x 18'2; Doors to Side Porch; Wall to Wall Carpet;

Walk-in Closet: 6'6 x 15'6; Wall to Wall Carpet; 27ft. of Shelving & Clothes Rods

Dressing Area: 13'6 x 7'; Cherry Floor; Built-in Shelves and Base Cabinets, Radiant Heat

Bathroom: Radiant in-floor Heat, Granite Tile Floor; Jet Tub w/ Ceramic Tile Surround;

Double Sinks; Built-in Base Cabinets, Vanity & Shelving; Separate Room for Commode;

Walk-in Shower (6'6 x 3'6); Ceramic Tile Enclosed

<u>Laundry Room</u>: 8' x 6'6; Washer & Dryer; Mexican Style Tile Floor; Stainless Steel Sink, Door to Stone Patio and Front Yard

Mud Room: 9'10 x 14'; Window Seat; Mexican Style Tile Floor; Wrought-Iron Light Fixture; Side Entry off Covered Porch; Access to Garage and Stairs to Studio Area

SECOND FLOOR:

Studio/Home Office/Bedroom/Game room/Playroom: 15' x 27'; Light Filled Space; Ceiling Fan; Recessed Lighting; Oak Hardwood Floors; Cable Outlet; Window AC Unit; Separate Thermostat Main Hallway: Brass Wall Sconces

SW Bedroom: 15'6 x 12'; Ceiling Fan; Large Closet

<u>Bathroom:</u> Inter-connecting between the SW bedroom and NW bedroom. Each has a separate sink room and shared bath with Cast-Iron tub, shower and commode.

NW Bedroom: 12' x 14'; 2 Large Walk-in Closets

Guest/In-law Suite:

Sitting/TV Room: 11'6 x 13

Bedroom: 14'3 x 15'6; Ceiling Fan; Walk-in Closet; Hallway to Small Attic

Bathroom: Vanity Sculpted Sink; Fiberglass Jet Tub and Shower; Ceramic Tile Floor & Walls

BASEMENT: Full; Approximately 800 sf of Partially-finished space.

Entertainment Room: 31' x 26'6 (Irregular Width); Mahogany Wet Bar; Built-in Shelving; Space for Refrigerator & Wine Cooler; Berber Carpet; Recessed Lighting; Ceiling Mounted Glass Rack; Cooling Unit by Kool-Space for the Wine Cellar

3/4 Bath: Pedestal sink, Fiberglass Shower Unit; Marble Floor

<u>Utility room:</u> Sump Pump; Injector Pump; (2) 200Amp Circuit Breaker panels; Alarms of Berkshires

Control; (2) Buderus Boilers; 10 Circulating Pumps-1 for Hot Water; 9 Zones; 80 Gallon Ultra SuperStor

Hot Water Holding Tank

Wine Cellar: Temperature & Humidity Controlled; Built-in Wine Racks

Storage Room: Double Door; Full Height; Small Storage Area under Sun Room 5' Tall

Storage Room 2: Radon Vacuum System

ATTIC: Small Attic accessed from the guest/in-law suite.

GENERAL INFORMATION

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Year Built: 2003	Owned By Sellers Since: 2005
Construction Type: Wood Frame	Foundation: Poured Concrete
Total Sq. Feet of Living Space: 4,761	
Plus Approx. 1,000 Lower Level finished area	Living Space Source: Per Appraiser
Floors: Marble, Granite, Ceramic Tile, Carpet,	
Oak Hardwood, Pergo	Windows: Thermopane, Divided Light
Siding: Cedar	Color: White (Solid Base Stain)
Roof: Asphalt/Fiberglass compos	Insulation: Fiberglass
Plumbing: Waste: PVC	Supply: Copper
Water Supply: Public	Sewer: Public
Amps: 200 Amps/220 Volts	2 Circuit Breaker Panels
HVAC: Hot Water Baseboard 9 Zones, Hot Air	
and Radiant in Floor. Central AC	Heat Fuel: Natural Gas
2 Buderus Boilers (Feb. 04'), 10 Circulating Pumps, 80 Gal. SuperStor Ultra HW Tank	
Supplier: Berkshire Gas	Approx. Usage: Feb. 08'-09' 2172 Thermos
Hot Water Type: HW Coil in Boilers	Hot Water Fuel: Gas
Special Features: 2 Gas Fireplaces. Wet Bar,	Garage: 2 Car, Heated, Fully Finished, Electric
Vaulted Ceilings, Ceiling Fans	Door Openers, Large Closet
Driveway: Asphalt,	Lot size: .58 Acres
Possession/Occupancy: Closing	Zoning: General Residence 2
Assessment: \$846,400 (2012)	Tax Year: 2012
Tax Rate: \$14.46	Taxes: \$12,255
Included In Sale: Kitchen Appliances, Washer & Dryer, All Light Fixtures, All Window Treatments	
in Place	
School District: Williamstown	Elementary School(s): W.E.S.
Middle School(s): Mt. Greylock	High School(s): Mt. Greylock
Book: 1218 Page: 262	Map: 123 Lot: 158
Porch: Yes - 2	Cable TV: Yes
Lead Paint: No	CO & Smoke Detectors: Yes
Exterior Lighting: Yes	UFFI: No
CODE: MESSELE	

CODE: MRSPHF

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