



91 Oak Hill – North Adams, MA 01247
\$439,000



Spacious 4,082 sq. ft. home in desirable neighborhood on 4.25 acres with woodland pond. Wonderful barn with loft for livestock, workshop, etc.... Beautifully maintained yard & gardens, and elevated deck w/ awning. There is a separate in-law/guest suite with kitchen, bathroom, private entrance and deck. Open kitchen & dining room. Living room w/ fireplace place & sliders to entertainment area w/ bar. Three to four bedrooms/ 3 full baths. Terrific Storage and plenty of opportunity for lower level space with overhead door access. Complete this Picture with an oversized attached two car garage.

FIRST FLOOR:

Eat-in Kitchen/Dining Room: 13' x 20'; Laminate Floor; Double Ovens; Dishwasher; Range Stove; Refrigerator; Formica Countertops; Oak Cabinets

Living Room: 16' x 16'; Carpeted; Fireplace

Sun Room: 6' x 16'; Sliders to Living Room; Wood Laminate Floor

Family Room: 16' x 20'; Carpeted; Shared Fireplace w/ Living Room; Closet; Vaulted Ceiling; Access to Deck with Awning

Bedroom: 18' x 20'; Carpeted; Closet

Bedroom: 14' x 17'; Carpeted; Closet

Full Bath: 6' x 10'; Vinyl Floor

Full Bath: 8' x 12'; Vinyl Floor; Jacuzzi Tub

SECOND FLOOR:

Loft: 11' x 38'; Carpeted; Railing; Overlooking Family Room

In-law/Guest Space: 16' x 32'; Includes Kitchen, Bath, Bedroom, Deck Access with Sliders, and Additional Access to Garage

Bedroom/Other: 10' x 10'; Not Enclosed

BASEMENT: Full; Partially Finished; Overhead Door Access to Outside; Concrete Floor

BARN: Stone Floor; Loft; Electric; 2 Year Old - 40 Year Shingle Roof

GENERAL INFORMATION

Listing broker has a Facilitator relationship with the seller.

Year Built: 1986		Owned By Sellers: 2002	
Foundation: Concrete		Total Sq. Ft.: 4,082 Per Assessor	
Floors: Carpet; Laminate; Wood		Windows: Anderson Thermopane	
Siding: Wood	Color: Brown	Roof: Asphalt	
Water: Public		Sewer: Private	
Electric Panel(s): 200 Amps; Circuit Breakers		Garage: 2 Car; Oversized; Attached; Auto Opener	
Heat Type: Forced Hot Air; Multi-zone; Hot Water		Hot Water Type: Electric; Rental	
Driveway: Private; Paved		Possession/Occupancy: At Closing	
Lot size: 4.25 Acres	Zoning: Residential	Assessment: \$431,600	
Tax Rate: \$12.44	Tax Year: 2010	Taxes: \$5,369.10	
Included In Sale: Kitchen Appliances; Washer/Dryer		Not Included: N/A	
Elementary School(s): Sullivan		Middle/High School(s): Drury / McCann	
Book: 1067	Page: 29	Map: 166	Lot: 13
Exterior: Large Barn; Exterior Lighting, Fenced Yard, Landscaped, Deck			Cable TV: Yes
Lead Paint: No	Smoke/CO Detectors: Yes	Exterior Lighting: Yes	

CODE: CUWLSNF

Remarks: Exterior was painted in 2006. The 4.25 acres has varying degrees of topography including rock out-croppings and small woodland pond.

