



213 White Oaks Road, Williamstown MA

COUNTRY COTTAGE, FRESHLY REMODELED, CUTE AS A BUTTON!

\$179,000

Right within a brisk walk of Spring Street or for that matter, the Broad Brook trail that leads to the Dome in Vermont, you could settle in to a brand newly remodeled “cottage” on White Oaks Road. Inside you’ll find newly refinished hardwood floors and new tile floors, brand new stainless steel appliances in the freshly redone kitchen, new full bath, and upstairs half bath, new hot water heater and almost new hot air furnace (you could even add central AC to this system), a real dining room and living room with space to add a gas fireplace if you like and two bedrooms upstairs with really interesting angles and nooks. Be the first to live in and enjoy this almost completed renovation where you’ll find brand new energy efficient windows, brand new Trex deck and brand new privacy fencing along two sides of the huge yard plus a brand new garage. If you like the character of older homes but want the quality of new, then we believe you should come quickly to see this home. The inside is modest and efficient in size while the outside offers an unusually large yard and the proximity to great hiking and walking.

FIRST FLOOR:

Sunroom and Front Entry: 25'6" x 6'6"; Side Lights, Electric Heat, Recessed Lighting
Hall: Coat Closet; Maple Hardwood Floor
Dining Room: 10'6" x 9'6"; Recessed Lighting; Maple Hardwood Floor
Living Room: 8'6" x 11' plus 11' x 10'6"; Recessed Lighting; Maple Hardwood Floor
Kitchen: 10'6" x 8'6"; Ceramic Tile Floor; Refinished Cabinets with New Hardware; Formica Countertop; Double Bowl Stainless Steel Sink with Soap Dispenser; All New GE Stainless Steel Appliances; 4 Burner Gas Range; Dishwasher; Refrigerator/Freezer
Full Bath: Ceramic Tile Floor; Cast Iron Tub with Ceramic Tile Enclosure and Shower; Vanity Sink with Granite Countertop; Built-in Shelving; Medicine Cabinet
Rear Sun Porch/Breakfast Room: 6'9" x 12'; Built-in Cabinetry; Formica Countertop; Ceramic Tile Floor; Door to 9'6" x 12' Deck

SECOND FLOOR:

1/2 Bath: Brand new fixtures
Master Bedroom: 26' x 9' plus Nooks and 7'6" x 8' Walk-in Closet; Irregular Shaped; Recessed Lighting; Pine Hardwood Floor
Bedroom: 10'6" x 13' plus 8' x 8'; Sloping Ceiling; Closet; Recessed Lighting; Pine Hardwood Floor

BASEMENT:

Full under main house, not under sunroom or rear sun porch. Concrete floor with drains.

LISTING BROKER IS NOT AN AGENT BUT IS SERVING AS A FACILITATOR FOR THE SELLER

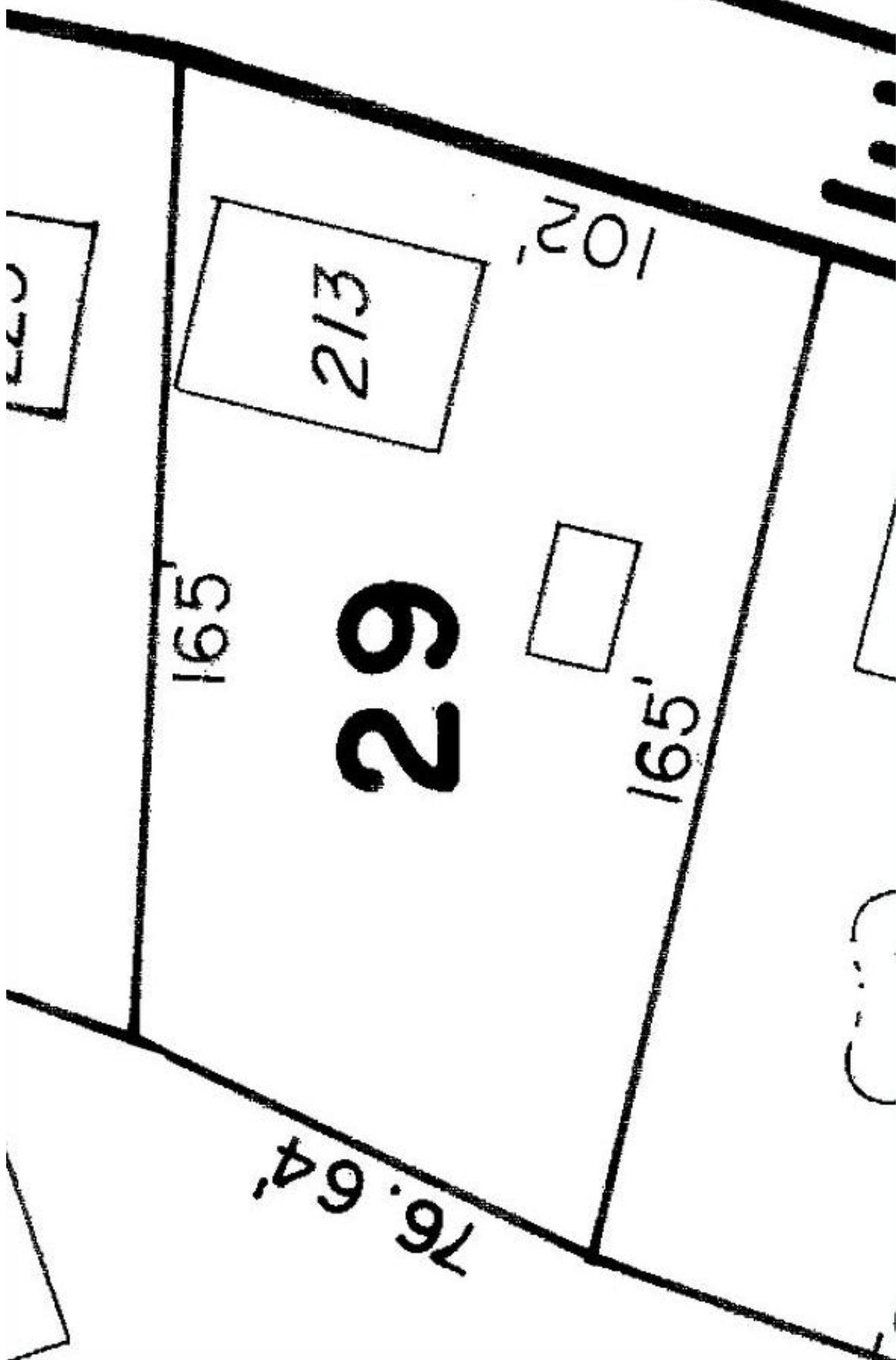
GENERAL INFORMATION

Year Built: 1920, Renovated 2011		Offered By RIO LLC	
Foundation: Stone and Poured Concrete		Total Sq. Ft Living Space: 942 per Assessor	
Floors: Hardwood; Ceramic Tile		Windows: All New Thermopane (one inside original in DR)	
Siding: Original Shingle, New Clapboard	Color: Green	Roof: New Architectural Shingle	
Water: Public		Sewer: Public	
Electric Service: 100 Amps 220 Volt Circuit Breaker Panel			
Heat: Oil Fired, Forced Air		Hot Water Type: Propane Fired Hot Water Heater	
Driveway: gravel		Possession/Occupancy: At Closing	
Lot size: .34 Acres	Zoning: Residential	Assessment: \$121,300 (not updated since renovation)	
Tax Rate: \$13.18	Tax Year: 2011	Taxes: \$1,541	
Included In Sale: Kitchen Appliances, Washer & Dryer			
Elementary School(s): Williamstown Elementary		Middle/High School(s): Mt. Greylock	
Book: 4767	Page: 213	Map: 116	Lot: 29
Exterior: All new 16 x 12 one car garage (over original concrete slab) with power. Brand new deck with Trex lifetime plastic decking.			
Lead Paint: Unknown	Smoke/CO Detectors: Yes	Exterior Lighting: Yes	Cable TV: Available

CODE: PHRIOF

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29

213

165'

165'

102'

76.64'

