

**262 North Beech Plain Rd. Sandisfield MA 01255****List Price: \$310,000**

What better way to unwind than the Berkshires! This country home is nestled on a country road providing a private setting to kick off your shoes and plan your next move to Berkshire relaxation. If you are looking for the place to enjoy all the amenities of the Berkshires with only a short country ride to and from your private paradise, then we have your paradise! Come and enjoy!

**Property Highlights**

Total Rooms: 10      Style: Contemporary  
 Total Bedrooms: 4      Exterior Color: Blue Year Built Apx: 1975 (Assessor Renovated Since)  
 Total Bathrooms: 3      Sq Ft Liv Apx: 2,732 (Assessor) Acres Apx: 2.23  
 Total Full Baths: 3      Garage Stalls: 2  
 Basement: Finished-Partially; Full; Walkout

**(Residential MLS# 226805)****Interior Details**

**Interior Amenities:** Skylight(s); Walk In Closet(s)  
**Floor:** Carpet; Laminate; Wood  
**Heat/Cool/Vent:** Furnace; Hot Water; Multizone; Wood Stove  
**Fuel:** Electric; Oil; Wood  
**Hot Water:** Oil  
**Insulation:** Fiberglass  
**Appliances Incl:** Dishwasher; Dryer; Microwave; Range Hood; Range/Stove; Refrigerator; Washer  
**Electric Type:** 200 Amp  
**Accessibility:** 1st Fl Bdrm; 1st Flr Bdrm w/Bath; 1st Flr Full Bath  
**Lead Paint:** Unk  
**Rentals:**

**Room Details**

Room Name	Level	Length	Width	Remarks
Living Room	First			
Dining Room	First			
Kitchen	First			
Family Room	First			
Full Bathroom	First			
Master Bedroom	First			
Master Bathroom	First			
Bedroom 2	First			
Bedroom 3	First			
Full Bathroom	Lower			
Family Room	Lower			
Den	Lower			
Bedroom 4	Lower			

**Exterior / Structural Details:**

**Exterior Amenities:** Deck; Exterior Lighting; Landscaped; Outbuilding; Privacy  
**Exterior Color:** Blue  
**Construction:** Wood Frame  
**Roof:** Asphalt; Fiberglass  
**Exterior Siding:** Wood  
**Water:** Private; Well  
**Sewer:** Private  
**Title V:** Pass Title V Date: 10-8-18  
**Underground Oil Tank:** Unk

**Land Details:**

**Acres Apx:** 2.23  
**Lot Size Dimensions:** 97139  
**Lot Size SqFt:** 97,139  
**Parking Type:** Garaged & Off-Street  
**Lot Description:** Wooded  
**Flood Hazard Area:** Unk

**Public Records / Legal Information**

**Zoning:** Residential  
**Book:** 1781      **Page:** 180  
**Map Ref:** M: 403 L: 80.1  
**Taxes:** 4,672 (2019)  
**Assess Amt:** 388,400 (2019)  
**Restrict Covenants:** Unk  
**Easement:** Unk  
**Survey:** Unk  
**Right of Way:** Unk

**Sale and Showing Details**

**Status:** Active      **Seller Terms:**  
**Contingent:**      **Possession:** @closing  
**Current Price:** 310,000      **Agent Interest:** None  
**Original List Price:** 330,000      **Side Agreement:** No  
**Days on Market:** 204      **Limited Service:** No  
    **Seller Disc:** No

Report Generated by:

**REAL LIVING REALTY PROFESSIONALS**

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**Directions:** RT 8 to the entrance of the OWL - bear left onto North Beech Plain Road at the entrance of the OWL. House is on the left.

**Marketing/Headline:** Berkshire Hideaway!