



**11 River Rd. Sandisfield MA 01255**

**List Price: \$199,000**

Find yourself listening to the sounds of nature with subtle, soft sounds of the Clam River as it relaxes you or puts you to sleep. This 3 season home makes the perfect getaway! Whether it's with a fishing pole in hand right out your door or easy access to all of the Berkshires, this could be your pleasure. We have it here waiting for you!

**Property Highlights**

Total Rooms: 4      Style: Cabin; Cottage  
 Total Bedrooms: 2      Exterior Color: Silver Blue Year Built Apx: 1930 (Assessor )  
 Total Bathrooms: 1      Sq Ft Liv Apx: 736 (Assessor) Acres Apx: 0.25  
 Total Full Baths: 1      Garage Stalls:  
 Basement: None; Piers  
 Close to Water; Frontage on Water; River; River Access; River View  
 Views: Water

(Residential MLS# 237995)

Interior Details				
Floor:	Wood			
Heat/Cool/Vent:	None			
Fuel:	None			
Hot Water:	Electric			
Insulation:	Unknown			
Appliances Incl:	Range/Stove; Refrigerator			
Electric Type:	100 Amp			
Accessibility:	1st Flr Full Bath			
Lead Paint:	Unk			
Rentals:				
Room Details				
Room Name	Level	Length	Width	Remarks
Living Room	First			
Kitchen	First			
Full Bathroom	First			
Seasonal Room	First			Screened Porch
Bedroom 1	Second			
Bedroom 2	Second			

Exterior / Structural Details:	
Exterior Amenities:	Porch
Exterior Color:	Silver Blue
Construction:	Wood Frame
Roof:	Asphalt
Exterior Siding:	Wood
Water:	Private; Well
Sewer:	Private; Tight Tank
Title V:	Tight Tank; Unk
Underground Oil Tank:	Unk
Land Details:	
Acres Apx:	0.25
Lot Size Dimensions:	10890
Lot Size SqFt:	10,890
Parking Type:	Off Street
Lot Description:	Wooded
Flood Hazard Area:	Yes
Public Records / Legal Information	
Zoning:	Residential
Book: 2450	Page: 56
Map Ref:	M: 203 L: 23
Taxes:	1,405 (2022)
Assess Amt:	108,900 (2022)
Restrict Covenants:	Unk
Easement:	Unk
Survey:	Unk
Right of Way:	Unk

**Sale and Showing Details**

Status:	Active	Seller Terms:	
Contingent:		Possession:	Close Of Escrow
Current Price:	199,000	Agent Interest:	None
Original List Price:	199,000	Side Agreement:	No
Days on Market:	5	Limited Service:	No
List Date:	06/15/2022	Seller Disc:	No
	<b>BAC: 2.25%    NAC: 2.25%</b>		
Directions:	From Otis Center, RT 8 South, Right onto RT 57 West, to River Road on the right.		
Marketing/Headline:	Sweet River's Edge Cottage!		

Report Generated by:  
**BERKSHIRE HATHAWAY  
 HOMESERVICES REALTY  
 PROFESSIONALS OTIS**  
 48 East Otis Road  
 P O Box 600  
 Otis, MA 01253  
 413-269-4040  
[rmolta@wmasshomes.com](mailto:rmolta@wmasshomes.com)  
<http://countryandwaterfronts.com>