



262 North Beech Plain Rd. Sandisfield MA 01255

List Price: \$330,000

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	Room Level	Length	Width	Room Remarks
Living Room	1st Floor			
Dining Room	1st Floor			
Kitchen	1st Floor			
Family Room	1st Floor			
Bath Full	1st Floor			
Master Bedroom	1st Floor			
Master Bath	1st Floor			
Bedroom 2	1st Floor			
Bedroom 3	1st Floor			
Bath Full	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:	330,000	Agent Interest:	None
Original List Price:	330,000	Side Agreement:	No
Days on Market:	7	Limited Service:	No
		Seller Disc:	No

Report Generated by:
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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!