

**7 Garnet Mountain Ln. Peru MA 01235****List Price: \$225,000**

Whether it's a country getaway or full time your looking for we have it here for you. Peaceful, quiet, country living is how to describe this property. The large detached garage is an added bonus! Remember - "he who hesitates is lost" - Don't let this one get away!

Property Highlights

Total Rooms: 4 Style: Ranch
 Total Bedrooms: 1 Exterior Color: Gray Year Built Apx: 1945 (Assessor)
 Total Bathrooms: 1 Sq Ft Liv Apx: 955 (Assessor) Acres Apx: 2.2
 Total Full Baths: 1 Garage Stalls: 2
 Basement: Crawl
 Close to Water; Lake; Lake/Pond Name: Garnet Lake

(Residential MLS# 243904)**Country Getaway!****Interior Details**

Floor: Carpet; Other; Wood
Heat/Cool/Vent: Other
Fuel: Propane
Hot Water: Electric
Insulation: Fiberglass
Appliances Incl: Microwave; Range; Refrigerator
Electric Type: 100 Amp
Accessibility: 1st Fl Bdrm; 1st Flr Full Bath
Lead Paint: Unk

Rentals:**Room Details**

Room Name	Level	Length	Width	Remarks
Living Room	First			
Dining Room	First			
Kitchen	First			
Den	First			
Bedroom 1	First			
Full Bathroom	First			

Exterior / Structural Details:

Exterior Amenities: Deck; Landscaped; Lighting; Outbuilding; Porch; Privacy
Exterior Color: Gray
Construction: Wood Frame
Roof: Asphalt Shingles
Exterior Siding: Vinyl
Water: Private; Well
Sewer: Private
Title V: Unk
Underground Oil Tank: Unk
Land Details:
Acres Apx: 2.2
Lot Size Dimensions: 95832
Lot Size SqFt: 95,832
Parking Type: Garaged & Off-Street
Lot Description: Wooded
Flood Hazard Area: Unk
Public Records / Legal Information
Zoning: Residential
Book: 5735 **Page:** 275
Map Ref: M: 0015 B: 0075
Taxes: 2,374 (2024)
Assess Amt: 143,800 (2024)
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:	225,000	Agent Interest:	None
Original List Price:	225,000	Side Agreement:	No
Days on Market:	5	Limited Service:	No
List Date:	07/12/2024	Seller Disc:	No

BAC: 2.25% **NAC:** 2.25%**Directions:** RT 143 to Creamery Rd to Middlefield Rd to Garnet Mountain Rd**Listed by:** David St. Laurent BERKSHIRE HATHAWAY HOMESERVICES REALTY PROFESSIONALS OTIS

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