

		<b>930 West Rd. Richmond MA 01254</b> <b>List Price: \$99,000</b>	
		<p>Here is the place to build your Berkshire country dream home. This lot has privacy and the Furnace Brook running through the property. Be on a beautiful country road and close to all the Berkshire amenities. The seller owns the adjacent lot which is also for sale see MLS # 214802. The combination of the two provides for the perfect, private building lot at a very reasonable price. A savings discount offered on a combined sale of the 2 lots.</p>	
		<b>Land Details:</b>	
		<b>Acres Apx:</b>	7.26
		<b>Lot Square Footage:</b>	316,246
		<b>Lot Size SqFt:</b>	316,246
		<b>Lot Info:</b>	Additional Lot Avail
		<b>Lot Description:</b>	Add'l Land Avail; Shared Drive; Wooded
		<b>Land Use:</b>	Horses Allowed
		<b>Views:</b>	
		<b>Waterfront:</b>	Other (See Remarks); Close to Water
<b>Exterior Details:</b>		<b>Public Records / Legal Information</b>	
<b>Exterior Amenities:</b>	Electric Avail; Privacy; Stream; Trees	<b>Zoning:</b>	Residential
<b>Sewer:</b>	None	<b>Book:</b> 1048	<b>Page:</b> 516
<b>Title V:</b>	Not Applicable	<b>Map Ref:</b>	M:4070 B:0024 L:00000
<b>Underground Oil Tank:</b>	Unk	<b>Taxes:</b>	2,502 (2016)
<b>Perc:</b>	Yes Needs Update	<b>Assess Amt:</b>	218,100 (2,016)
<b>Soil Evaluation Rpt:</b>	Unk	<b>Restrict Covenants:</b>	Unk
<b>Subdivided:</b>	No	<b>Subdivided:</b>	No
<b>Community Details</b>			
<b>Region:</b>	Berkshire - Central		
<b>Right to Farm Comm:</b>	Yes		
<b>Elem School:</b>	Richmond Consolidate		
<b>Middle School:</b>	Richmond Consolidate		
<b>High School:</b>	Choice		
<b>Sale and Showing Details</b>			
<b>Directions:</b>	RT 41 North to a left onto West Road. Stay to the right at the fork. Property on left, see sign.		<b>Report Generated by:</b>
<b>Status:</b>	Active		<b>REAL LIVING REALTY PROFESSIONALS</b>
<b>Current Price:</b>	99,000	<b>Agent Interest:</b>	None
<b>Original List Price:</b>	159,000	<b>Side Agreement:</b>	No
<b>Days on Market:</b>	749	<b>Limited Service:</b>	No
<b>Soil Evaluation Rpt:</b>	Unk		
<b>Contingent:</b>			48 East Otis Road P O Box 600 Otis, MA 01253 413-269-4040 <a href="mailto:countryandwaterfronts@gmail.com">countryandwaterfronts@gmail.com</a> <a href="http://countryandwaterfronts.com">http://countryandwaterfronts.com</a>