



MLS # 70989458 - Active  
Single Family - Detached

219 West Street  
New Salem, MA 01355-9530  
Franklin County

List Price: **\$324,790**

Style: **Gambrel /Dutch**  
Total Rooms: **8**  
Full/Half/Master Baths: **2/0/Yes**  
Grade School: **Swift River**  
High School: **Mahar Regional**  
Directions: **Rt. 202 (Daniel Shays Hwy) to Wendell Rd. to West St.**

Color: **Tan**  
Bedrooms: **3**  
Fireplaces: **0**  
Middle School: **Mahar Regional**

## Remarks

**LOCATION, LOCATION, LOCATION! Spacious Gambrel Style home nestled on quiet, country road surrounded by MDC state owned land. Enjoy wonderful winter views of the Quabbin Reservoir from wrap around deck. Adventurous hiking & fishing nearby. Private 10 acre +/- lot. Open eat-in kitchen, slider to deck & LR boasting cathedral ceiling, balcony & pellet stove hook up, DR, 3 BR's, Master Bath, basement Bonus Rm, ceramic tile & wood flrs, Office, 2 car garage. Recent vinyl siding & roof. A must see!**

## Property Information

Approx. Living Area: **2616 sq. ft.**      Approx. Acres: **10 (435600 sq. ft.)**      Garage Spaces: **2 Attached**  
Living Area Includes:      Heat Zones: **2 Hot Water Baseboard, Oil**      Parking Spaces: **8 Off-Street**  
Living Area Source: **Public Record**      Cool Zones: **0 None**      Approx. Street Frontage: **200 ft**  
Living Area Disclosures:

## Room Levels, Dimensions and Features

| Room            | Level | Size  | Features   |
|-----------------|-------|-------|--|
| Living Room:    | 1     | 23x13 | Cathedral Ceilings, Ceiling Fan(s), Hard Wood Floor, Balcony /Deck |
| Dining Room:    | 1     | 11x13 | --   |
| Kitchen:        | 1     | 10x10 | --   |
| Master Bedroom: | 2     | 17x20 | Walk-in Closet   |
| Bedroom 2:      | 2     | 11x15 | --   |
| Bedroom 3:      | 2     | 11x18 | --   |
| Bath 1:         | 1     | 8x7   | Full Bath  |
| Bath 2:         | 2     | 6x8   | Full Bath  |
| Laundry:        | B     |       | --   |
| Foyer:          | 1     | 10x7  | Stone / Ceramic Tile Floor   |
| Media Room:     | 2     | 11x11 | --   |
| Other:          | B     | 11x11 | --   |
| Office:         | 2     | 9x16  | --   |
| Sitting Room:   | 1     | 15x10 | Stone / Ceramic Tile Floor   |

## Features

Appliances: **Dishwasher**  
Area Amenities: **Walk/Jog Trails, Other (See Remarks)**  
Basement: **Yes Full, Partially Finished, Walk Out, Concrete Floor**  
Beach: **No**  
Construction: **Frame**  
Electric: **Circuit Breakers, 200 Amps**  
Energy Features: **Insulated Windows, Insulated Doors**  
Exterior: **Vinyl**  
Exterior Features: **Deck**  
Flooring: **Wood, Tile, Other (See Remarks)**  
Foundation Size: **Not measured**  
Foundation Description: **Poured Concrete**  
Hot Water: **Tankless**  
Insulation: **Full, Fiberglass**  
Lot Description: **Wooded**  
Road Type: **Public, Paved, Publicly Maint.**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer and Water: **Private Water, Private Sewerage**  
Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**  
Waterfront: **No**

## Other Property Info

Disclosure Declaration: **Yes**  
Disclosures:  
Exclusions:  
Home Own Assn: **No**  
Lead Paint: **None**  
UFFI: **No** Warranty Available: **No**  
Year Built: **1983** Source: **Public Record**  
Year Built Description: **Approximate**  
Year Round: **Yes**

## Tax Information

Pin #: **M:00403 L:00036**  
Assessed: **\$276,800**  
Tax: **\$3404.64** Tax Year: **2010**  
Book: **3433** Page: **171**  
Cert:  
Zoning Code: **Res**  
Map: **403** Block: Lot: **36**

## Firm Remarks

[www.BurbankRealEstateSales.com](http://www.BurbankRealEstateSales.com)

## Market Information

Listing Date: **10/15/2009**      Listing Market Time: MLS# has been on for **602** day(s)  
Days on Market: Property has been on the market for a total of **602** day(s)      Office Market Time: Office has listed this property for **602** day(s)  
Expiration Date:  
Original Price: **\$374,900**  
Off Market Date:  
Sale Date: